

HOW TO BUY A HOME

Buying a home can seem overwhelming. To help you sort everything out we have put together this info on the process of buying a home and some great resources that will help you make an informed choice.

1. **We work for free!** The seller bears the cost of our service to you.
2. **Your TOP 5:** Pick the most important things you'd like in your new home. Favorites are Price, Location, Size, Type, bedrooms/bathrooms, Schools.
3. **Pre-Approved:** We work with great lenders that can show you all the financing options available to you, we are happy to refer you to them.
4. **Start the search:** Set up a search on **SELLPDX.COM** Look at homes online, drive neighborhoods and then we start touring together and we show you homes.
5. **Make an offer:** We'll walk you through the entire process. At this point you'll write a check for "Earnest Money" – it only gets deposited into escrow when the offer is accepted and it's still your money, it applies to your down payment.
6. **Negotiation/acceptance:** We work to get you the best deal possible.
7. **Inspections:** You get to have the home inspected professionally. There are several inspections that we recommend depending upon the property. Common tests include, home, sewer, tank scan, and radon.
8. **Repairs/credits:** If something comes up in the inspections we can ask to have it repaired or ask for a credit from the seller.
9. **While this is all happening** you will be getting the lender all the info they need for your loan and Title will be making sure the deed is "Clear" [no liens or problems]. Once the home is **appraised** at value we are ready to go!
10. **Now we're in the final stretch!** You will change utilities to your name on the "closing date", Start getting packed, etc.
11. **Signing:** You will sign the title and loan papers a day or two before closing.
12. **Closing:** The bank funds the loan and the deed is recorded in your name.
13. **Congratulations!** You now own a home!

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HOW TO BUY A HOME : RESOURCES

We have come up with some great resources that will help you learn more about the homes and neighborhoods and schools you're interested in. We are always up for a great suggestion, so if you find something helpful, let me know!

Sellpdx.com: For home listings and links to mortgage info and calculators. We will set up a free account for you that will send you info on all the homes that fit your needs!

Portlandmaps.com: An amazing resource on neighborhood info and city info such as zoning and utilities.

www.pps.k12.or.us: Go here to find out all about schools. You can also put the address of the home you like and it will give the schools for that specific home.

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