

# BUY SELL LOVE

# Denver

**Thinking of Buying A Home?**

**Here's Your Homework When You Work With Us**

Your Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Things We need you to do now**

- o Find a mortgage broker/lender. We recommend comparing at least two lenders/mortgage brokers to see who will give you the best terms and rates. Our favorite lenders can be found on our website at: <https://www.buyselllovedenver.com/2025/02/19/step-2-to-buying-a-home-get-preapproved-for-a-mortgage/>
- o Sign a *Buyer representation agreement Affiliated Business Arrangement Disclosure and other required disclosures*. Return to us. We will send these documents to you via separate email once we've decided to work together

- o Ask your lender for a Loan Estimate and review estimated closing costs and prepaids with them on top of our down payment amount. Ask them if there are any grant programs you qualify for and what the pros and cons of those programs are.
- o Interview and Hire a Home Inspector. Our favorites can be found on our website at: <https://www.buyselllovedenver.com/2025/02/19/step-8-to-buying-a-home-schedule-a-home-inspection/>. The home inspector generally costs \$350 - \$700 depending on whether you're buying a condo or single family home. For all single family homes and condos below the third floor we recommend having a radon test conducted as well. Depending on the home we may suggest additional inspections such as a sewer scope, chimney scan, etc.

My home inspector will be:

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

- o Change privacy settings on Facebook and LinkedIn to the highest security settings possible, while still allowing people to Friend you. Do not post anything about your home search as it can be used against us during negotiations
- o Send a copy of your preapproval letter to us as well as the contact info for your mortgage consultant/broker
- o Keep us updated on your mortgage process
- o Do not buy anything expensive or open new credit cards. Pay all bills on time. Be very careful with your finances from now until we close.
- o Decide whether you want a home warranty and if this is something you want to purchase or would like us to try and negotiate during the negotiation process
- o Review the contract and any riders which will be used at the beginning of your home search so you are comfortable with the contracts when the time comes to put in an offer. Ask us to send these to you when you're ready to review them

#### **Once a contract has been accepted**

- o Arrange for the home inspection asap. Ideally it should be conducted within 2 - 3 after the contract is signed. Notify us of the date/time so we can make it sure it works with our schedule as well as clear it with the sellers and the listing agent. Clear your schedule

to attend the home inspection if possible and bring your checkbook to pay the home inspector or ask if they take credit card. Home inspections generally take about 2 – 3 hours

- o Obtain and drop off or wire the earnest money check the next day after signing the contract and let us know once you've paid it. Usually these are due to the other side within 24 – 48 hours
- o Continue the mortgage approval process. When the lender asks for something, get it to him asap otherwise closing could be delayed.
- o Gather home insurance quotes

#### **Once inspection and due diligence has been cleared**

- o Hire a mover and begin packing
- o Call and arrange for utilities to be transferred into your name the day of closing.
- o Arrange for home owner's insurance to start the day **before** closing
- o Continue the mortgage approval process. When the lender asks for documents get them to them asap
- o Gather funds for the down payment and closing costs
- o Attend the walk through. This is usually scheduled for the day before or the day of closing
- o Attend closing
- o Consider having all locks changed in the home and new keys made. Change any security systems over to your name and set new passwords

#### **Additional Notes**