

Homebuyer's Checklist

- **Examine Finances.** If you are not paying cash, you will need to talk to a bank or mortgage company and receive a pre-approval letter.
- **Call the Seibold Group at 913-226-4543 and discuss what features you are hoping for in your new home.**
- **Complete Exclusive Buyer's Agency Contract with your agent.**
- **Start looking for homes! We will set up a search through MLS so you can see homes that meet your criteria and price range.**
- **Once you decide on a home, we will write up a contract to purchase. You will need to write a check for an Earnest Money Deposit (EMD). This shows seller you have the intention to purchase their home. The EMD will go towards your down payment on the home. If offer is accepted then our Inspection Period begins.**
- **The Inspection Period is usually 10 days. This is our time for due diligence and to get any information we can regarding the home prior to closing. We recommend hiring an inspector to complete a Whole Home Inspection. This includes structural, mechanical and termite inspections. We may suggest additional inspections such as sewer scopes, radon, fireplace, etc. The money you pay for inspections is non-refundable but extremely vital when buying a home.**
- **We will re-negotiate the contract for you based on the findings of the inspectors. This is done within the inspection period.**
- **If getting a loan, your lender will be requesting additional documents to complete the loan. They will also order an appraisal.**
- **Buyer will need to set up insurance and utilities on the home.**
- **On the day of closing, you will get a cashier's check for the down payment and sign documents with the Title Company.**
- **The house is yours! Refer family and friends to us!**



Provided by The Seibold Group of
Coldwell Banker Regan
913-226-4543 or 913-669-6171

