

# Overview of the Home Buying Process

## Who Does What - When?

| STEP | ACTION  |   | LENDER | REALTOR | YOU |
|------|---|---|--------|---------|-----|
| #1   | Call your mortgage broker to obtain a preapproval before you begin house hunting.                                       | → | X      |         | X   |
| #2   | Hire a real estate agent and begin the search.  | → |        |         | X   |
| #3   | You find your perfect house and write an offer, which is accepted.  | → |        | X       | X   |
| #4   | Call your mortgage broker to inform them of your accepted offer and start the mortgage clock.                           | → | X      |         | X   |
| #5   | Wire your Ernest Money Deposit to Escrow  | → |        |         | X   |
| #6   | A Loan Estimate will be emailed to you from your lender for your e-signature.   | → | X      |         | X   |
| #7   | Review all property disclosures from the seller. Order and pay for whatever inspections your real estate agent advises. | → |        | X       | X   |
| #8   | Get a homeowners insurance quote ASAP.  | → |        |         | X   |
| #9   | Appraisal is ordered.   | → | X      |         |     |
| #10  | Remove purchase contract contingencies  | → |        | X       | X   |
| #11  | Closing Disclosure emailed to you for e-signature   | → | X      |         | X   |
| #12  | Final walkthrough of property   | → |        | X       | X   |
| #13  | Final loan documents are signed at location of your choice.   | → | X      |         | X   |
| #14  | Your loan funds and records.  | → | X      |         |     |
| #15  | Your realtor hands you the keys to your new home!   | → |        | X       |     |