

Welcome to Your COACHELLA VALLEY Home Buying Journey



moving to palm springs



ABOUT US

Are you thinking about relocating or buying a 2nd home in the Coachella Valley? You're in the right place! With it's small town feel but big city amenities, living in this desert community is paradise.

How we support you:

- Get your mortgage pre-approved before you begin house-hunting.
- Introduce you to an **experienced** real estate agent who you will enjoy working with. We're great matchmakers!
- Support you throughout the process from beginning to end and beyond.

THE PROCESS

01

YOUR CRUCIAL FIRST STEP

An experienced realtor won't work with a buyer who hasn't already been preapproved for a loan

This is ALWAYS the first step..

03

HOUSE HUNTING

Now that you know your preapproval amount and your non-negotiables, it's time to start the search.

- We'll introduce you to a great realtor
- Use real estate websites to explore listings

02

YOUR "MUST HAVES"

think about your non-negotiables. This will make your search more productive.

- Do you want a gated community?
- A 55+ neighborhood?
- On a golf course?
- Walking distance to schools
- Close to . . . ?

04

YOUR OFFER

You've found a home you love! Your agent will guide you when you make your offer and handle all negotiations,, using their years of experience. This is why hiring an experienced agent is so important...

06

LOAN & APPRAISAL

You will let your lender (me) know immediately that you have an accepted offer. Your preapproval will be updated with current supporting documentation.

Getting an insurance quote in place is very important so now is the time to talk to an insurance agent.

05

YOUR OFFER IS ACCEPTED!

Now that you have a signed contract, timing becomes important. Your agent will have you schedule home inspections. These are for your eyes only - the lender will not see the inspection report, so your inspector will be thorough.

07

FINAL LOAN APPROVAL

All paperwork for your loan is reviewed and signed off. You receive your "clear to close"!

08

SIGN FINAL LOAN DOCUMENTS

Now is the time to sign your final loan papers. A “doc signer” will bring the loan documents to you wherever you are. You do not have to be in the valley at the time of signing.

10

MOVING IN

Now that the home is officially yours, it's time to prepare for the move.

- Set up utilities, internet and other essential services for your new home.
- Arrange Movers

Note: For referrals to general contractors, handipersons, cleaning services, etc, your agent or I will be a good resource for you.

If you have questions, even long after you move in, I am a phone call away.

09

LOAN FUNDING

Lender receives copy of signed loan docs by email and funds your loan.

KEY TERMS

So that your transaction moves smoothly, here are some key terms.

- **Pre-Approval:** A preliminary review of your documents to determine maximum buying power.
- **Loan Approval:** Approval is issued after the underwriter has reviewed all borrower documents, title reports, appraisal and purchase contract.
- **Earnest Money:** Your deposit showing seller good faith in moving forward - held by escrow.
- **Escrow:** A third-party service that holds funds and manages documents between buyer and seller.
- **Title:** The title company ensures a "clean" title is passed from seller to buyer and issues an insurance policy to protect the buyer and the lender.
- **Loan Estimate:** Issued by lender when loan is submitted. Shows fees by category.
- **Closing Disclosure:** Issued after interest rate is "locked". Shows rate and fees to enable you to compare fees with Loan Estimate.
- **Closing Fees:** Fees paid in conjunction with obtaining the mortgage.
- **Closing Costs:** Additional costs such as 1) pro-rated interest (due for x number of days, depending on the day of the month you close, 2) homeowners insurance premium for 1 year.

WE LOOK FORWARD TO WORKING WITH YOU

Thank you for taking the time to read our Homebuyer Guide. We hope you found it informative as you embark on your journey to find your home in paradise.

We are dedicated to providing you with the best possible experience, and we are here to support your journey, every step of the way, and beyond.

If you have questions or need clarification, please reach out. We are always here to help.

My cell is 760-399-0447.

I can't wait to meet you.

Jean Gallagher



moving to palm springs