

A GUIDE TO PURCHASING YOUR HOME

1. LOAN APPLICATION

You need to meet with a Mortgage Loan Officer to secure your loan. It is often helpful to be pre-approved by a credible agency prior to your home search. Your lender will typically require an appraisal as part of this process.

3. HOME OWNER'S INSURANCE

You need to get in touch with an insurance agent to gather quotes, and then make a decision about the best policy for you. Keep in mind that the insurance company will need to gather appropriate information in order to get you a quote.

5. SURVEY

If you want to have an updated survey done, this needs to be done prior to closing and should be arranged by the closing attorney or title company. Unless you order this, it will not be done - so be sure to order it as soon as possible if you would like a survey completed.

6. MOVERS

Contact moving companies to get estimates, and then schedule a moving date with your preferred vendor. Professional movers are an investment to keep all of your belongings safe.

8. WALK-THROUGH

Anywhere between an hour to two days before closing, you and your agent will walk through the home and make sure that the sellers left the house in the condition that was agreed upon and any repairs are complete. Assuming there are no last minute issues, you can move forward with closing.

2. HOME INSPECTION

Your Realtor will help you set up a time for your home inspection. If any defects are found, the buyer has the right to ask the seller to make repairs and/or credit the cost of the repairs to the purchaser at closing.

4. SELECT A CLOSING ATTORNEY

In Virginia, a real estate attorney or a title company can conduct your closing. They will order the title search and get the information necessary for closing. Communicate their contact information (agent's name, address & phone) to your Realtor.

The following is done in conjunction with the closing attorney:

- **Schedule your Closing Date**
- **Discuss the Deed** - You will need to determine the specifics of the deed and title.
- **Title Insurance** - If you are taking on a mortgage, you are required to have a Lender's Title Policy. Also available is an Owner's Title Insurance - this is arranged by the settlement attorney or agent.

7. UTILITIES

Be sure to contact all service providers and set up installation/connection dates. Here is a helpful list of important services:

- Water & Sewer
- Electric | Gas
- Internet | TV | Telephone
- Trash | Recycling

8. SETTLEMENT FUNDS

Any funds necessary for closing should be brought to closing in the form of a certified check payable to your closing attorney or title company. You should be made aware of the amount a few days before closing. Also be sure to bring important documents with you - for example, you may need some form of photo ID!