

The Home Buying process

When your offer is accepted it is considered a contract and we will deposit your earnest money check. The next step is to order home inspections. The contract allows a short period of time to get this done and per contract if not done within deadline buyer accepts home “as is”. For this reason this is important to pay attention to timelines. *(I will pay close attention and remind of any deadlines)*

Ordering home inspections. As the home buyer you must make contact with the home inspector. Once calling them for an appointment, plan on attending the inspection. I will give you inspectors who have been known to do a good job rather than the guessing!! You will the home inspector call the listing Real Estate Company (not the agent) and they will provide lock box or key information to inspector. Once you know the date and time call me immediately with time and date so we can log it in our schedule. Your home inspector will go through the entire house, which can take 1-3 hours....

Lender: We need your approval letter to present all offers. You must select and apply officially with a lender per contract, typically within 3-5 days (per your contract terms). They will need a copy of the contract for which we will send to them if you do not have a copy.

Home owners insurance. Once you have an accepted offer you need to call your insurance agent to order a policy for home owners insurance. This is a MUST. At the closing you must present a paid receipt as proof and bring your policy as some title companies will not close without it.

We have insurance companies we are happy to supply you with for quotes.

Utilities: As we get closer to closing we will send you a list of utility companies for your home. Call before closing, two weeks is not too soon! Many utility companies have requirements of deposits etc so call early and make arrangements for utilities to go into your name on the closing day to avoid shut offs and not have heat/cool which could be uncomfortable or dangerous to the home (freezing etc).

Closing: you must present Government Issued photo ID, military, driver licenses etc.at the closing. We do round table closings here(explained later)

If only one of you is signing for deed and/or mortgage you MUST both still attend and have Ohio Power of Attorney signed. Ohio is a dower state which means you need to sign documents for Title Company. These can be signed in advance if you will not attend.

Bring a check book. In case you decide to purchase title insurance (buyer’s optional) or any errors you can pay by check in amounts under \$1,000.

Monies at closing. Any funds you are to bring at closing (good faith estimate etc) must be in guaranteed check NO personal checks accepted over \$1,000 and NONE on out of state banks for down payment funds. Asking about wiring funds from another out of state

account –arrangements must be made in advance only. You should set up an account at a local bank NOW to prepare.

Closing typically takes 30-45 minutes on average. This is a guesstimate..... Can take longer but seldom does this happen. The closing location will be announced prior to closing.

Your earnest money check will be refunded to you and you may at this time sign and use it for closing costs or take it home.

Closing absence: if one of you will not attend closing we need to know in advance to prepare POA or other documents for closing. Often one or both are not at closing when moving from out of the area. No problem with advance notice the documents can be express mailed and signed by you before closing.

Round table closing: typically buyer and seller or their representatives attend closing and exchange keys at closing if occupancy is immediate. If not exchange of phone numbers and discussion of meeting for this will be done at that time.

Home warranty: If you have one for your home DO NOT call just any vendor for repair, call the 800 phone number on your contract. If you can't find it CALL me we will pull your file and find it for you. Important to make sure your coverage is in force with approved vendors. You can also purchase your own home warranty at closing if the seller is not providing one for you.

Executed Deed: Around 4-6 weeks you SHOULD receive your deed. If not call the county and check to make sure an error has not been made. This is important to follow through on.

Questions?? Please call we welcome questions!

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