

Buyer's Offer to Close Timeline

⇒ Contract is executed	
⇒ <u>Option period begins</u>	
⇒ Set up inspection.	
⇒ Review Seller's Disclosure	
⇒ Review Survey, if seller provides	
⇒ Apply for homeowner's insurance and ask insurance company to pull CLUE report	
⇒ Review inspection report, prepare amendment for repairs, if applicable	
⇒ Negotiate repairs and/or credit in lieu of repairs	
⇒ Check out neighborhood, school concerns	
⇒ Check sex offender website (www.txdps.state.tx.us)	
⇒ Ensure loan approval, complete application with lender. (We must notify seller in writing if unable to approve.)	
⇒ Make final determination on whether or not to purchase	
⇒ <u>Option period ends</u>	↓
⇒ If survey not provided by seller previously, title company will order survey	
⇒ Review title commitment (title company will send to you)	
⇒ Review HOA docs, if applicable (title company will send to you)	
⇒ Lender will order appraisal—Review appraisal upon receipt	
⇒ Confirm homeowners insurance (forward commitment to agent or title company)	
⇒ Get utilities ordered in your name	
⇒ Conduct final walk-through before closing - confirm all agreed upon repairs are completed	
⇒ Decide on Residential Service Contract company	
⇒ Review HUD-1 (Settlement Statement)	
⇒ Get Cashier's Check or Money Order (certified funds) for any monies necessary for closing	
⇒ CLOSE & FUND!	

