

Seller's Offer to Close Timeline

⇒ Offer Received and Presented	
⇒ Negotiate counter-offers and come to agreement on final price and terms	
⇒ Contract is executed	
⇒ Option period begins	
⇒ Deliver Seller's Disclosure	
⇒ Deliver Survey and Affidavit (Affidavit only needed if survey has not changed)	
⇒ Last Day for Buyers to terminate for Seller's Disclosure	
⇒ Last Day for Buyers to terminate for Survey	
⇒ Buyers will set up inspection.	
⇒ Review inspection report, prepare amendment for repairs (if necessary)	
⇒ Negotiate repairs and/or credit in lieu of repairs before option period ends	
⇒ Option period ends at midnight	
⇒ Property Status changes to "Pending"	
⇒ Last Day for Buyers to Terminate for Financing	
⇒ Last Day for Buyers to Terminate for Subdivision Info	
⇒ Title company will order survey, if necessary	
⇒ Lender will order appraisal	
⇒ Cancel utilities (If you've signed a leaseback, utilities should be turned off as of the last day of the lease)	
⇒ Buyers will conduct final walk-through before closing - confirm all agreed upon repairs are completed	Usually during week before closing
⇒ Review HUD-1 (Settlement Statement)	
⇒ Get Cashier's Check or Money Order (certified funds) if you need to bring money to closing	
⇒ CLOSE & FUND! (FYI, funding could happen next business day if we close late in the day)	
⇒ Seller's Temporary Lease Ends (You must be out of property and property must be cleaned by this time)	