

BUYING PROCESS

We at Angel's Realty help you every step of the way.



We listen to what you need

Criteria (style, age, living area, lot size, price range)
Locations
Access to roads, town, etc.
Timetable

Pre-approved?

If not, we can provide Lender contacts

Showing Appointments

Be prepared...paper/pen/clipboard, map, flashlight
camera, water, and wear comfortable shoes/clothes

Writing an offer

We can provide a comparison of similar properties
recently sold.
Your contingencies (loan commitment, property
sale, inspections)
Initial Deposit- varies \$500 to \$1000
Include/Exclude items

Negotiating

Know your min/max

Inspections

Lead paint disclosure for homes built
prior to 1978
Certified Inspectors-Cost \$275 to \$500
Radon
Title 5 if private sewer
Water Quality/Quantity if private water
48 hours to bring forth issues

Purchase and Sale

Attorney? We can provide contacts
Additional deposit amount to total 3-5%
of purchase price
Buyer or seller paying closing costs?

Prior to Closing

Angel's Realty mails you Closing Checklist

Arrange for fuel (gas/oil), electric, cable, phone, etc.
Change of address
Insurance binder- \$300 to \$600 depending on
type of home
Amount needed for closing (get from lender)
Arrange for movers

Closing Day

Bring your driver's license & Bank Check
Move in and CELEBRATE!!