

# Quick Guide to Buying a Home

## #1 pre approval

- give us a call to help you find a lender that will best suit your current situation
- lender will assess credit, debt, income, assets, etc.
- lender can qualify you for different loan programs & a loan amount

## #2 house shopping

- call your Realtor with info from pre approval & list of must haves. we can send you some great listings
- when you find a home that looks like a great fit let us know and we will set up a time and date for us to show you the homes  
(we can show any home in Indiana, even if we don't have them listed)

## #3 offers

- once you find a great home, you can meet with your Realtor to write up an offer
- we will discuss price, earnest money, inspections, and other terms of the contract
- earnest money is collected upon acceptance  
earnest money is typically around \$500 but is negotiable

## #4 negotiations

- sellers can counter, accept, or reject any offer
- if a counter occurs, contracts can be negotiated until terms are agreeable for both buyer and seller
- once the contract is accepted the financing process will begin

## #5 home inspection

- home inspections are optional but are generally good to have completed
- there are deadlines to have your home inspection & any necessary bids completed and submitted to the seller
- home inspections are paid by the buyer separate from closing costs and range from \$300-\$1500

## #6 financing

- lenders will order appraisal (valuation of home), title work(taxes, liens, judgements), & complete underwriting
- this process generally takes 30-45 days to complete
- some lenders require appraisal fees at the start of the application, these are usually \$400-\$450

## #7 closing

- final paperwork is signed
- buyers get keys or arrange final occupancy plans
- downpayment and closing costs are paid via wire or certified funds



-home inspector

-realtor

-lender

# Our Agents

## Andrea Cumberworth

Andrea is a Versailles native, with background in financing & degree in Sale and Marketing from Purdue University. As a 3rd generation Realtor she has knowledge &resources to make your home buying & selling process great.

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## Kris Steuwer

A Switzerland County resident and Ohio County native, Kris offers a background in sales, management, and rental property management. She especially looks forward to serving her local community with all of their real estate needs.

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## Olivia Welch

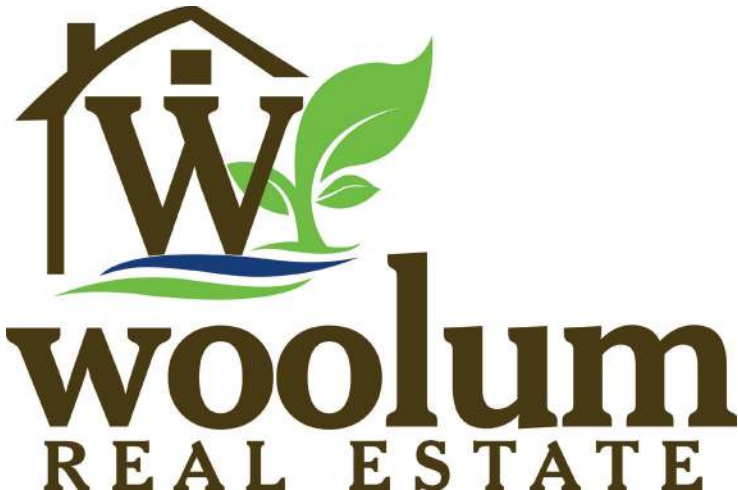
A University of Indianapolis graduate in marketing, Olivia is a lifetime resident of Versailles and also a 3rd generation Realtor. Olivia has experience in marketing from a local and corporate level. She loves her home town can't wait to assist you in finding your dream home or property.

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