

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. Showings

- 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. Making an Offer

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

4. Negotiations

- sellers & buyers can counter, accept, or reject offers or counter offers
- if a counter occurs, contracts can be negotiated until terms are agreeable for both buyer and seller

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, judgments), & 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, utility transfers, ect
- downpayment and closing costs are paid via wire or certified funds



realtor lender

home inspector

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.

Associate Broker

cell: 812.756.1657
email: andrea@woolumrealestate.com



Kim Romack

A 25 year Ripley county resident, Kim has an extensive background in sales and has held her real estate license since 1998. She loves building relationships with her clients and making the home buying process as hassle free as possible.

Associate Broker

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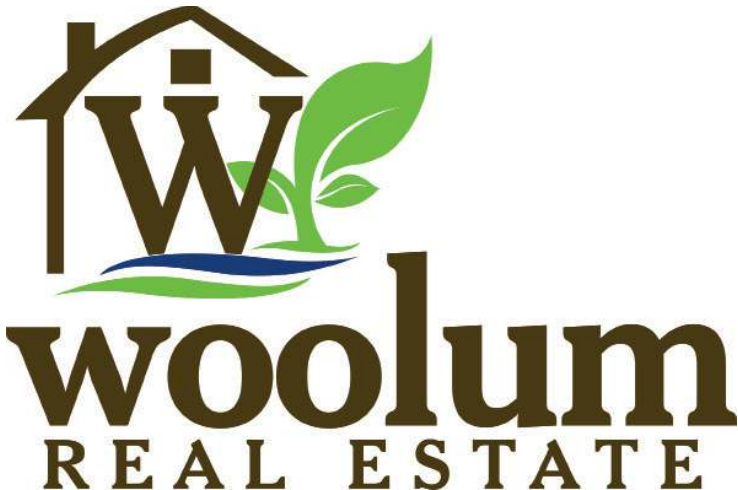


Olivia Welch

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.

Associate Broker

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