

# HOME BUYING PROCESS

## PURCHASE TIMELINE

1

### HIRE YOUR TEAM

- 0-12 MONTHS BEFORE PURCHASE
- Hire GR Home Team and discuss needs, goals, and wants.
- Get preapproved by a local lender. Understand price, costs, and monthly budget.
- Drive through various neighborhoods to determine where you want to live.

2

### START THE SEARCH

- 0-6 MONTHS BEFORE PURCHASE
- Set up home search with GR Home Team agent.
- Tour homes in your desired area(s).
- Make an offer!

3

### ACCEPTED OFFER! (DAY 1)

- Sign all purchase documents.
- Officially apply for your loan & pay for appraisal.
- Submit your earnest money deposit (1%-10% purchase price).

4

### HOME INSPECTION, LOAN APPLICATION, & EARNEST DEPOSIT (DAY 1-5)

- Conduct home, radon, pest or well inspections.
- Any repairs are negotiated and agreed upon.
- Complete formal loan application and pay \$400 application fee to lender.
- Submit all documentation to lender.
- Pay earnest deposit.

5

### OPEN ESCROW (DAY 5-25)

- Review title work.
- Review survey (if ordered).
- Review HOA documents (if applicable).
- Obtain home owners insurance.
- Clear loan conditions.

6

### PREPARE TO CLOSE (DAY 25-30)

- Review closing statement with lender & agent.
- Schedule final walkthrough of your new home.
- Get Cashiers Check for cash to bring to close.

7

### CLOSING DAY(DAY 30)

- Sign all closing documents.
- Plan on spending about 30-45 minutes at closing.
- Leave GR Home Team a review online.
- Celebrate!

8

### POSSESSION DAY(DAY 30-60)

- You often don't obtain possession of your new home until 0 to 60 days after closing day!
- This is unique to West Michigan so be prepared.
- Transfer utilities into your name.
- Settle in to your NEW HOME!

### CONTACT US!



Text or Call (616)-260-1112



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# GR HOME TEAM

***SAVES YOU TIME, HEADACHE, AND MONEY***

## WHAT WE DO FOR YOU:

### ADVOCATE FOR YOU!

Protect your best interests and money.

### EDUCATE

Guide you to informed decisions.

### PREVENT

Proactively avoid critical and costly mistakes.

### ANALYZE

Interpret market trends, prices, and information to give you sound counsel.

### BE CREATIVE

Think outside the box to problem solve.

### BE AN EXPERT

In the process and the current market conditions.

### LEVERAGE

Discounts & best pricing from financing and appraisal to inspections, title, & closing.

### NEGOTIATE

Maximize your success.

### EXPLAIN

Clarify implications and contract terms fully so you understand.

### NAVIGATE

Anticipate and handle paperwork and deadlines.

### PROBLEM SOLVE

Find solutions! No need is too big or too small.

## WORK EXCLUSIVELY FOR YOU!

## HOW TO HIRE US!

Together, we will specify the length of our relationship and put it in writing in the **Buyer Agency Agreement**. Our agreement covers MLS listings, new construction, vacant land and For Sale By Owner properties.



## HOW WE GET PAID

There is no upfront money due! When you've successfully closed on a property our commission is 3% of the purchase price, which is **paid by the seller** in nearly all cases! If they won't cover the full fee, we will discuss this in advance of showing the property. GR Home Team of EXP Realty also charges a \$395 broker fee due at close. **This \$395 is often the only amount you pay for all our services!**