

Steps to Buying a Home

1

Get Ready to Make an Offer



Get your finances in order

Determine your budget by using an online mortgage calculator and talking to potential lenders. Consider how much cash you have to cover the down payment (typically 3-20% of the home price) and closing costs (typically 2-5% of the home price), and what kind of ongoing monthly payment you can afford.

2

Get pre-approved by a mortgage lender

Compare quotes from various lenders and ask for a "fully-underwritten" pre-approval, which is stronger than a standard pre-approval and makes your home offer more competitive.

3

Conduct your home search

Use online platforms like Zillow and Realtor.com to find homes for sale. Attend open houses, and use our free resource "How to Tour Homes Without an Agent" for guidance on setting up individual showings by contacting the listing agent directly.

6

Finalize the contracts

Once finalized, the house is reserved for you under the terms of the contract until closing (often 30-45 days later).

5

Negotiate the terms of your purchase

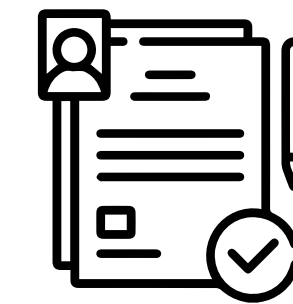
WiseBuy's Realtor® and attorney will negotiate on your behalf and ensure you feel comfortable and supported throughout the contract negotiation process.

4

Submit an offer

WiseBuy's Realtor® and attorney guides you on all offer terms, including price, earnest money deposit, contingencies, and other contract terms.

Make an Offer



7

Prepare for Closing



Finalize your loan

Work with your lender to finalize the loan terms and complete the paperwork needed for them to fund your loan at closing.

8

Obtain a home inspection

Find a home inspector through online reviews or referrals, and hire them to inspect the property's condition and inform you of any issues.

9

Obtain homeowner's insurance

Compare quotes from homeowners insurers and obtain homeowners insurance that will protect you in the event of future damage to the property.

10

Home appraisal

Your lender will arrange for an appraiser to provide their professional opinion on the fair market value of the property to ensure it supports the loan amount.

11

Title and escrow

Your lender will help obtain a title report and title insurance to protect against any future disputes over the property's ownership, and arrange an escrow agent to serve as a neutral third party who can hold your earnest money deposit and coordinate the closing mechanics.

Close the Purchase!

