

AFTER YOU SIGN ON THE DOTTED LINE...

- From the time you decide to purchase your new home there are many important steps required to complete your purchase. We can answer your questions, help you with relocation and ensure that you meet the requirements needed to complete your purchase.
- New to the community? Don't know anyone in the neighborhood? We can provide you with all the local details. Let us know what you're looking for!
- We can provide you with contact information for many local services and service providers to assist with the transition into your new home.
- First time home buyer? Don't wonder—ASK!! We are here to explain what to expect and help you plan for a smooth purchase experience.

Just call—we'll help!

Contact me for any questions you have regarding your new home purchase

Your Salesperson is:

Telephone: _____

Your Purchase Agreement Manager is:

Telephone: _____

Your Closing Coordinator is:

Telephone: _____

Don't forget to check our website for helpful information and links!!

www.buildingsolutionsllc.com



BUILDING SOLUTIONS, LLC

THE PURCHASE AGREEMENT AND BEYOND



LOOKING AHEAD

A GUIDE TO YOUR
NEW HOME PURCHASE

'I hate housework. You make the beds, you wash the dishes and six months later you have to start all over again.'

Joan Rivers

AFTER THE PURCHASE AGREEMENT IS SIGNED

You just bought a house. Now What? Whether you are a first-time buyer or a seasoned homeowner, there are key elements to ensuring that your relocation and closing go smoothly. Become familiar with the following information, maintain open communication and we will help you get there.

WELCOME!

After your purchase agreement is signed by the Seller, you will receive a copy of your purchase agreement and a welcome letter with a summary of what happens next. This includes:

▶ **MORTGAGE**

The first thing you should do is contact a lender and begin the loan application process.

▶ **HOMEOWNERS INSURANCE**

You are required to obtain insurance coverage for your new home. You should contact an agent immediately and provide this information to your lender.

▶ **UPDATES**

If your home is being built, we will contact you periodically to let you know the current construction status and any new delivery date information. Remember, your salesperson is also available to you any time.

▶ **30 DAYS AWAY...**

As your closing date approaches you will receive a letter summarizing details to help you prepare for your upcoming closing.

EXPECT THE UNEXPECTED

You can expect that the delivery or closing date estimated at the time you signed your purchase agreement may change. It is important to have a Plan 'B' just in case the unexpected occurs, such as these few examples:

INCLEMENT WEATHER:

Although construction may be right on time, the weather does not always cooperate. This can ultimately delay the delivery of your home.

INSPECTIONS & CERTIFICATE OF OCCUPANCY:

There are several inspections and approvals required before you can move into your new home. A delay in any permitting or inspection schedule can cause delays.

LOAN DOCUMENTS:

The title company closing your new home purchase has to receive loan documents from your lender. If they do not receive these documents, your closing can be delayed.



YOU CAN MAKE IT HAPPEN



Barring the unexpected, you can make sure to avoid closing delays by quickly responding to items you are required to complete.

Remember, it is your responsibility to submit all required documentation to your lender in order to get your loan approved. Doing so will enable your lender to get your loan documentation to the title company on time. It is

important that your lender is aware of any changes to your purchase agreement—like upgrades, options, etc. It is also best not to make large purchases or any other issue that might affect your credit score while you await your approval. It can be frustrating—and costly—if your closing is delayed for these reasons.

10 DAYS AWAY...

You will be contacted by the closing coordinator to schedule your walk through and closing date. If you have any questions at this time—be sure to ask!! During this time you will probably have spoken with the title company to finalize last minute details and let you know when to expect your closing statement.

0-3 DAYS

By this time you will have made many preparations for your closing and will receive a HUD, attend your walk through and closing and of course—MOVE IN! Congratulations!