Theresa "Trinie" Nichols

BUYERS LIST

Expertise is the golden key that opens the door to your future.

YOUR ROADMAP TO BUYING A HOME

01 Consultation & Goal Setting ☐
- We'll discuss your needs, wants, and must-haves.
- Set your budget and review the home buying timeline.
- I'll explain the process and answer all your questions.

02 Get Pre-Approved ☐
- Meet with a lender and provide financial information.
- Receive your pre-approval letter.
- Know your budget and show sellers you're a serious buyer.

03 Start Your Home Search ☐
- I'll set up a custom search for you.
- We'll view homes that fit your criteria.
- Narrow down your favorites.

04 Find "The One" ☐
- Tour the home and evaluate all the details.
- I'll provide market information and comparable sales.
- Decide if it's the right fit for you.

05 Make an Offer ☐
- We'll craft a strong offer with the best terms and price.
- Submit your offer to the seller.
- Negotiate if needed.

06 Offer Accepted — Under Contract! ☐
- The seller accepts your offer.
- Earnest money is delivered.
- We open escrow and begin the next steps.

07 Inspection Period ☐
- Schedule a professional home inspection.
- Review the inspection report.
- Negotiate repairs or credits if needed.

08 Appraisal & Loan Process ☐
- Your lender orders the appraisal.
- Provide any additional documents requested.
- Final loan underwriting and approval.

09 Clear to Close ☐
- Loan is fully approved.
- Receive clear to close from your lender.
- Schedule your closing date.

10 Closing Preparation ☐
- Review the Closing Disclosure.
- Wire funds for down payment and closing costs.
- Prepare your ID and any remaining items.

11 Closing Day ☐
- Sign your closing documents.
- Loan funds and ownership are transferred.
- Receive your keys — you're a homeowner!

12 Welcome Home! ☐
- Celebrate your new home!
- I'm always here for any of your real estate needs.
- Thank you for trusting me!

Your next chapter, guided with expertise.

FROM FIRST CONSULTATION TO CLOSING DAY, EVERY STEP IS HANDLED WITH CARE

Thank you!

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