

The Home Buying Process

- 1 Select An Agent**
And sign a Buyer's Agency Agreement - this commits your Realtor to work and negotiate for you!
- 2 Get Pre Approved With A Lender**
- 3 Search And View Homes**
Your Realtor will set you up on a search based on your home needs.
- 4 Make Offer On Selected Home**
Once buyer and seller agree on price and terms, this is called "mutual acceptance."
- 5 Mutual Acceptance**
The date that all timelines and contingencies begin.
- 6 Deposit Earnest Money**
Buyer has 48 hours after mutual acceptance to deposit earnest money with escrow company.
- 7 Schedule Home Inspection**
It is usual and customary for the buyer to have 10 days after mutual acceptance to complete. (Home inspections run \$375-\$500).
- 8 Submit Inspection Response To Seller**
Seller usually has 3 days to accept, reject or offer alternate remedies (i.e. price reduction, repair or do nothing).
- 9 Passed Inspection**
Contract mortgage broker and have them order the appraisal.
- 10 Septic Approval (If Necessary)**
It is usual & customary for the seller to have 10 days to pump and inspect septic. It is recommended that buyer attend this so they can learn about their septic system.
- 11 Well Inspection**
If home is on a well, it is usual and customary for the buyer to have 10 days to have the well and quality of water inspected.
- 12 Final Walk Through**
3 days prior to closing date, do a final walk through of home and make sure that agent has provided you with all necessary receipts for repairs, etc.
- 13 Review Final Settlement**
3 days prior to signing review final settlement statement provided by lender.
- 14 Sign Loan Documents**
1 to 2 days before closing, sign papers for your loan and the deed at the escrow company. (You will be expected to bring your down payment to this appointment along with 2 forms of identification).
- 15 Closing**
When funds from the buyer are made available to the seller and the title has been recorded in the buyers name at the County.
- 16 MOVE IN!!!**
Unless other arrangements have been made on the purchase and sale, buyer's possession is at 9:00am on the day of closing.



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