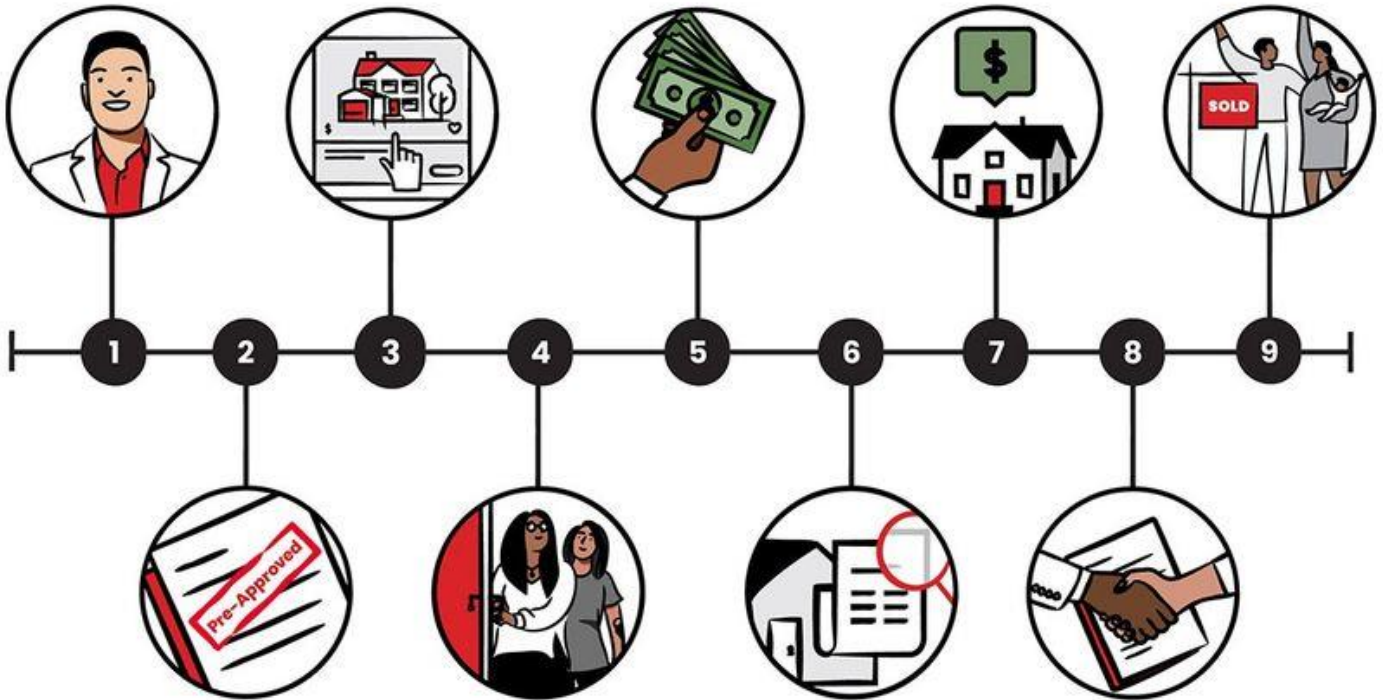


Rough- Homebuying Timeline

This timeline is taken from Realtor.com- <https://www.realtor.com/advice/buy/first-time-homebuyer-timeline/>. I've condensed it a bit, and added in my own information so you can have a quick overview of the timeline, but if you'd like the longer version, please check out the website for more in-depth details.



Homebuying timeline: 9 steps to buying a house

1. Find a real estate agent
 - **Average time- 1-2 weeks:** BUT, if you are reading this.. consider this step DONE! 😊 I'm your guy- so excited to work with you!
2. Get pre-approved for a mortgage
 - **Average time: 2 days to 2 weeks:** This depends- you may want to compare and shop around, but this is something you work on with a lender.
3. Browse real estate listings
 - **Average time: 3 days to 3-plus months:** We will continue to look for properties until we find the right one. This timeline is driven by your goals and preferences. We can open up your search to whatever parameters you want... and then we go to work! I will be diligent on my end and send you properties I feel may be a good fit for you. We can categorize properties, and then determine which ones to see in person. This part of homebuying is tedious- it involves you viewing and re-viewing potential homes. You might view 10 homes, or hundreds depending on your search parameters. So, it's important to flag the ones you like so we can start scheduling showings.

4. Schedule home tours
 - **3 weeks to 3-plus months:** We may be looking at homes for a while. Seeing the home in-person is key to the homebuying experience. It allows you to see the home's potential, or the misconception you might have about the property. It allows you to check out the neighborhoods, the surrounding area, and the homes and neighbors next door. We may view 10 homes or 70 homes- this is the part of the process that takes the longest. Be patient and keep an open mind! We got this!
5. Make an offer and negotiate
 - **Average time: 1 day to 2 weeks:** to make an offer, we need your finances in order, and your pre-approval to be in hand. If those two things are locked down, we can make the offer the day we see the home. If the seller is considering multiple offers, this process could turn into a few days or even a week depending on counteroffer negotiations.
6. Schedule a home inspection
 - **Average time: 3 to 10 days:** *Once the home is in contract, you'll enter what is known as the due diligence period, a window when the buyer is able to make sure everything is up to snuff (or back out of the deal if it's not). The main thing that occurs during this time is the home inspection, where a certified inspector will conduct a thorough assessment of the property to see if there are any issues that could cost the buyer money down the road.*
7. Set up the home appraisal
 - **Average time: 3 days to 3 weeks:** Simply put, an appraisal is an unbiased determination by a certified appraiser of a home's current value. This is based on the appraiser visiting the house, then researching factors like structural issues, size, and neighborhood comps. An appraisal is important because if a home is appraised for less than the asking price, it could affect your lender's willingness to back the current loan terms.
8. Get your loan approved
 - **3 days to 3 weeks:** Being pre-approved definitely puts you in a good position to get your actual mortgage approved, and it will make this second step much quicker since all of your paperwork has already been submitted (assuming your pre-approval letter is still valid). What takes time now is the underwriting process. An underwriter will do an extremely in-depth review of your finances and credit, as well as the property details, to verify that everything checks out. If all of your paperwork is together and no major red flags come up, underwriting can take as little as two to three days.
9. Close the deal
 - **2 days to 1 week:** You've reached the finish line! The home closing is the point in the process in which all parties come together to sign all the documents and officially exchange ownership of the home.