

Guide for home buying

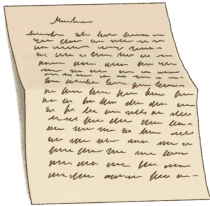


I hope this information is helpful, and if you're considering buying or selling a home; I'd be grateful for the opportunity to work with you. Your trust means a lot, and I'm here whenever you're ready.

What step are you in? 

1). Get a Pre-Approval Letter.

The Bank determines your purchase capacity and sends you a pre-approval letter. Looking at houses without a pre-approval letter is like going to the airport without a boarding pass.



2). Finances.

Your financial situation determines whether or not a lender will grant you a mortgage. Make sure you have the finances to cover a minimum of 5% down and an additional 2% for the closing cost (land transfer tax, lawyer fees, etc.).



3). Explore your neighborhood options.

Think about where you want to live in your new home, based on familiarity and convenience. Or if you prefer living close to work, schools, parks and amenities.



4). Begin Your Home Search.

Book private showings with Luis and find your perfect home. It is important to look at homes within your budget as not to be disappointed later.



5). Make an Offer.

When you finally find a home that meets your needs; you ask Luis to write an offer. The offer might be subject to financing and a satisfactory home inspection. Sellers have the right to accept, reject or put in a counter-offer.



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6). Mortgage Approval & Appraisal

After your offer is accepted, your mortgage specialist will work with the lender, insurer, and appraiser to finish approving your mortgage. They may ask you for more documents. It's important that you gather and send in any paperwork as quickly as possible.



7). Conditions Satisfied & Firm Sale.

Once all conditions are satisfied, meaning that the financing is approved and the results of the home inspection are satisfactory. You have a firm sale. The lender will send instructions to your lawyer.



8). Lawyer Will Prepare the Sale Process

The lawyer will prepare mortgage documents for you to sign. The signing is done a few days prior to the completion date at the lawyer or notary's office. You must pay the closing costs and the down payment.



9). Possession Date

Congratulations! This is the day you can move into your new home. Please, make sure that appliances are in working order, and take a picture of the gas meter, hydro meter, and water meter and send it to the lawyer to keep records.

Call or text if you want to get started!

☎ (204) 509-5819

Sutton

LH
LUIS HERRERA
REAL ESTATE PROFESSIONAL