



Buyer's Checklist: After An Accepted Contract

Earnest Money Deposited: As soon as you have an accepted contract your earnest money will be deposited into escrow.

Loan Application: You need to make loan application within _____ days. At the time of application you may have to pay your lender for the credit report and appraisal up-front or it may be included in your closing costs.

Loan Application End Date

Appraisal: The appraisal is ordered by the lender and needs to be completed within _____ days.

Appraisal End Date

Home Insurance: You will need to check with a home insurance company for insurability of the property ____ days from the acceptance deadline of the contract. Your paid receipt will be needed for closing.

Insurance Ordered By Date

Title Insurance: Your agent will call the Title Company for insurance quotes.

Inspections: Building, Termite & Environmental Inspections need to be scheduled right away and completed within _____ days.

Inspection Period End Date

The Building Inspection cost ranges from \$250–\$400. The building inspector will examine all the systems in the home and share with you any concerns or issues discovered. (You will receive a detailed report post inspection).

Building Inspection Date/Time

If you are using FHA financing you must have a termite inspection.

Termite Inspection Date/Time

The Seller will order, schedule and pay for the Gas Inspection 30 days before closing. Make sure the Inspection Report is clear of defects; the seller will provide receipts of repairs of the items failed. Sellers to provide a copy of clear Gas Inspection at time of closing.

Gas Inspection Date/Time

Seller will order and pay for the City/Municipal Inspection unless stated otherwise in the contract. Sellers must comply with all inspection terms.

City Inspection Date/Time



Inspection Resolution: Building and Termite Inspections resolution to be resolved within ____ days of receipt to seller. After discussing terms, your agent will submit the Inspection Notice on your behalf that notifies the sellers of any repairs or credits for the property.

Inspection Resolution Date

Loan Commitment: Loan Commitment needs to be received from you lender and any remaining terms need to be met.

Loan commitment Date

Schedule Closing: You and your Realtor will set a time for closing with the Title Company and Lender.

Transfer Utilities: Move utilities into your name up to 4 days prior to closing.

Final Walk-Through: You and your Realtor will schedule the final walk-through up to 4 days before closing to ensure that it is still in the condition it was when you initially wrote the contract.

Walk-Through Date/Time

Closing: Bring a Cashiers Check, made payable to _____ Title Company, your photo IDs and the receipt of your homeowners insurance.

Closing Date/Time