



# BUYING PROCESS

<b>START</b> 	<b>PRE-APPROVAL</b> Preliminary Documents Include: W2s, Pay Stubs, Bank Statements & Tax returns.	<b>FIND A HOME</b> Share your wishlist with your Realtor and have them help you find the perfect home to fit your lifestyle.	<b>MAKE AN OFFER</b> Submitting an offer is the first formal step in purchasing a home, outlining price, terms, and contingencies. It sets the framework for negotiations between buyer and seller.	<b>ACCEPTED CONTRACT</b> Once the seller accepts the offer, the contract becomes binding and key timelines begin. Both parties move forward with inspections, financing, and other contractual obligations.	<b>APPLICATION PROCESS</b> After an accepted offer, the buyer completes a full loan application and provides financial documentation to the lender. This step begins the process of verifying eligibility for financing.			
	<b>POST CLOSING</b> Enjoy the many advantages of owning a home. Apply for the home exemption (if applicable) & grieve your taxes.	 <div style="text-align: center;"> <h2>TM Concierge HAWAII</h2> <p><i>GROW your business</i> <b>ELEVATE</b> your client experience</p> </div>			<b>TITLE REPORT</b> The preliminary title report outlines the property's ownership, legal description, and any liens or encumbrances. It's used to identify potential title issues that must be resolved before closing and issuing title insurance.			
<b>CONGRATULATIONS</b> You're now a homeowner!	<b>APPRAISAL ORDER</b> Generally ordered within the first week of contract, appraisal inspection is completed.							
<b>CLOSING</b> Almost there! All parties sign closing documents.	<b>PROCESSING</b> Your Loan Officer or their Processor completes and updates all information, verifications for credit, employment & assets.							
<b>FINAL WALKTHROUGH</b> Your last chance to inspect the home before closing. Confirm agreed repairs are completed and the property is in the expected condition.	<b>CLEAR TO CLOSE!</b> Remove any remaining contingencies in writing by specific dates stated in your purchase contract.				<b>HOMEOWNERS INSURANCE</b> Homeowner's insurance is usually required by your lender before closing and protects the home from risks like fire and damage. Buyers should secure a policy early to avoid delays and ensure coverage is in place by closing.	<b>LOAN COMMITMENT</b> Submit all outstanding closing condition items for the commitment letter prior to final clearance.	<b>UNDERWRITING</b> Processor submits file to underwriting for review & commitment letter. If you are approved, commitment letter issued & sent to you.	<b>APPRAISAL REPORT</b> Received & reviewed; processor updates you on outstanding items needed for approval.