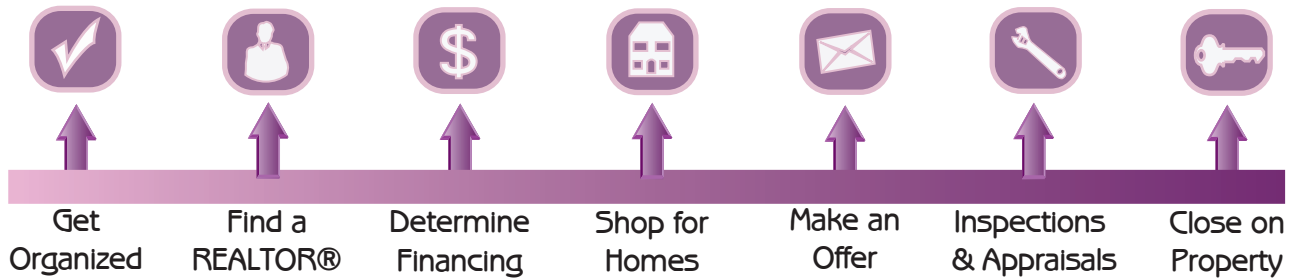


# Time Line for Buying a Home



1. **Get Organized:** Once you have decided to buy a home, make sure you do your homework by researching everything you can about the home buying process. Start a folder or drawer for all of the paperwork you will begin to collect.

2. **Find a Realtor®:** Finding an agent with whom you feel comfortable takes a lot of the stress out of buying a home. In North Carolina, a buyer's agent is typically paid for by the seller, so this is a wonderful opportunity to find an agent who will work diligently on your behalf.

3. **Determine Financing:** The most important step in buying a house is understanding your financial situation. Your mortgage lender will help you find the mortgage that best fits your needs. Receiving a loan pre-qualification letter puts you in a much better position to negotiate with the seller. This can be a big advantage in a competitive market.

4. **Shop For Homes:** A common mistake homebuyers often make is looking for their "dream" house. Unfortunately, the dream house is not always affordable or the best match for your family. Talking to your agent about your family's needs helps them show you homes that best fulfill your needs.

5. **Make an Offer:** Use your agent to evaluate your options and help you in making an offer. Your agent will know the market conditions and can coach you in offering a price in relation market conditions.

Contract negotiations are common and help you get the best price for your home.

6. **Inspections & Appraisals:** Once negotiations have been made, the house will go under contract and escrow monies are paid. Now your home will be inspected to find any major structural problems and appraised to determine the market value of your home.

7. **Close on the Property:** The closing is the official transfer of money and title. After closing you receive the keys and enjoy moving into your new home.

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