

Buying Process

Moving People in a Positive Direction

407.556.3495

ORANGE • OSCEOLA • LAKE • POLK • SEMINOLE

ORLANDO METRO
REALTY TEAM

Phase I

Initial Consultation

Define Agency Relationship
Determine Needs and Wants
Discuss Financial Qualifications

Loan Pre-Approval

Obtain Loan Pre-Approval Letter from Lender (not a pre-qualification)

Home Shopping

Tour "Ideal" Properties
Become Familiar with Current Market Values
Set-up Email Notification System

Find Ideal Home & Make Offer

Discuss appropriate strategies with agent & make a reasonable offer
Review Blank Contract
Prepare money deposit

Phase II

Inspections & Disclosures

Buyer's Approval of Transfer, Disclosure Statement, Preliminary Title Report
Physical & Pest Inspections

Renegotiate Price

If critical issues are discovered during due diligence, renegotiate the price

Present & Negotiate Offer

Let your agent negotiate & make the offer at the best possible price

Open Escrow

Escrow Officer will order preliminary title report and send copies
Your money is deposited in escrow account

Review Title

All title documents are searched and reviewed

Remove Contingencies

Submit Home Information to Lender

Submit home particulars to lender to complete the loan process

Underwriting & Appraisal

Underwriter reviews files
Appraisal ordered by lender

Phase III

Home Insurance

Select Home Insurance Company and Coverage
Give insurance agent escrow information to submit proof of coverage

Sign Documents

Loan documents will go to the title company
Sign loan documents and closing cost settlements

Down Payment & Loan Funding

Wire the funds you are using for a down payment and closing costs.
Lender sends the funding for the balance to the title company

Record/Transfer Title & Close Escrow

Deed is recorded by the County Recorder's Office
Get the keys to your New Home!

Keep In Touch

Stay in touch with The Orlando Metro Realty Team who will share tips on Do-It-Yourself Projects, Decorating, Entertaining, Things to do in Central Florida and more!!! e