

# WHAT TO EXPECT WHEN BUYING ACCEPTED OFFER STAGE



Congratulations on your accepted offer! Things will now move quickly for the next week or two as we follow the contract dates.



We must follow the contingency timeline as laid out in the contract.

- Attorney Approval
- Home Inspection
- Financing
- Approx Closing Date

The attorneys and I will be making sure we stay on track.

If you have not already chosen a home inspector and scheduled a home inspection, please do so as soon as possible and let me know what day and time. I have attached the inspector list. The inspection will typically take 2-3 hours and I will attend with you.



We have to remove or respond to the inspection contingency in writing within the time frame agreed to in the contract. Remember that no home is perfect and there are always items that will come up on an inspection report.

## IMPORTANT REMINDERS

As soon as we have passed the structural inspection, it is time to immediately apply for your mortgage. It can take up to 4 weeks to receive your commitment letter and we can't miss the deadlines set in the contract.

Once you finish applying for financing, it's time to start shopping for homeowners' insurance. After the home inspection, mortgage application and homeowners' insurance, you shouldn't have any further out-of-pocket expenses until closing