allison
SELLS HOMES

RE/MAX ALLIANCE

ALLISON HANSEN
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Glen Carbon, IL
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The Buyer Timeline: From Contract to Closing

When purchasing a home, there are several steps involved to ensure that the process runs smoothly. The following guide is an overview of what comes next:

Send Documents to all Parties: Once all parties have signed all pages of the contract, I will send a copy of the documents to both you and your lender.

Earnest Money: Send your earnest money to the title company. The title company is chosen by the seller and can be found at the bottom of page 12 of the contract. Many title companies use TrustFunds, a secure platform, enabling electronic fund transfers. You'll receive an email notification with instructions to submit your payment securely via a portal using your routing and account number. Alternatively, you can choose to drop off a check, mail it, or wire the earnest money.

Set Up Home Inspections/Negotiate Repairs: Scheduling inspections is a crucial step in the home-buying process. It's a good idea to attend and ask questions during the inspection. Your home inspector can also arrange additional inspections, such as termite, radon, sewer/septic, mold, and more. It's best to schedule inspections as soon as possible so there is time to review the results and negotiate repairs if necessary.

Metro East Home Inspections (Danny or Travis)
https://metroeasthomeinspection.com/
(618) 641-9106

Pillar to Post (Josh)
www.Joshmcdanel.pillartopost.com
618-494-8900

Mike Bahan
Call or text: 618-514-1741

Tony Darr
Call or text: 618-514-5485

Bank Orders the Appraisal: If you are getting a loan, the bank will require an appraisal to determine your home's value. This appraisal provides an unbiased, professional opinion of what the home is worth.

The Title Company Issues Title Commitment: The title company performs a title search on your behalf to determine if there are any issues related to the property's ownership. It ensures that the title (or legal ownership) of the property is clear and free of any disputes, claims, or legal problems that could arise in the future.

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Obtain homeowners insurance: Obtain homeowners insurance: The seller is responsible for insuring the property until closing. You will need to set up homeowners insurance with coverage beginning the day of closing. Your lender will review the coverage and cost during underwriting and will ask for a copy of the quote or your agent's contact information.

Country Financial - Oscar Rodriguez
618-477-0345
oscar.rodriguez@countryfinancial.com

Allstate Insurance - John Standefer
618-466-4403
johnstandefer@allstate.com

Country Financial - Brandon Stolze
618-409-5023
brandon.stolze@countryfinancial.com

Lender issues loan commitment: Your lender will send a loan commitment typically around ten days before closing. This commitment is a formal agreement to provide financing to you, contingent upon meeting specific conditions. It assures both the buyer and the seller that the loan process is on track.

Switch utility service into your name: About a week prior to closing, contact your utility providers (gas, electric, water, sewer, internet) and request that the services be switched into your name, effective on the day you take possession of the property.

Have a final walk-through: A final walk-through is your opportunity to visit the property one last time before closing. This allows you to ensure that the home is in the same condition as when you agreed to purchase it and to confirm that everything that was supposed to stay with the property is still there.

Attend closing: Closing day is the official transfer of the property to you, and the day you receive the keys and possession. A variety of documents will be signed at closing to finalize the transaction, including the mortgage note and deed.

After closing: I'm always happy to provide a market review to help you understand the current value of your home whenever you need it. I'm also available to offer advice on design and decorating choices that will increase the resale value or connect you with trusted professionals in the field. Feel free to reach out anytime. 😊