



Quick Buyers Checklist

- Decide to Buy and Get Pre-Approved
- Decide on Requirements
- Choose Your Real Estate Agent (Hint, Hint – Carvajal Group!)
- Select Mortgage Lender and Secure Financing
- Search for Properties at CarvajalGroup.com
- Narrow Down Your List
- Schedule Showings
- Find Your Ideal Home
- Review Seller's Disclosure, Survey and Other Paperwork
- Submit Offer with Option Money and Earnest Money Checks
- Schedule and Review Inspection
- Arrange for Homeowner's Insurance
- Review Settlement Statement
- Recheck Financing
- Attend the Closing with Certified Funds and Driver's License(s)
- Collect Keys
- Hire Handyman/Complete any Remodeling
- Change the Locks
- Schedule Mover
- Unpack Boxes
- Enjoy your New Home!

Six Steps To Buying a Home

Step 1. Pre-Qualifying and Prioritizing Your Requirements

Once you've decided to invest in real estate, it's a good idea to start with an idea of how much you want to spend. If you don't know how much you can afford, most lenders can pre-qualify you for a mortgage over the phone based on general questions about your income, debt, assets and credit history. Then it's time to dig deeper into your requirements. Where do you want to live – in the heart of downtown or in the hill country? How many bedrooms and bathrooms will be ideal to prevent family feuds? And does Fido need a big, fenced yard to run around in? Print out and complete our [Home Buyers Wish List](#) to help you prioritize your most important criteria.

Step 2. Choose the Right Agent and Lender

It's time to choose an experienced real estate agent who will be your advocate through the entire process, from finding your ideal home to negotiating the best deal, to a smooth closing. If you don't already know much about us, please read our [Why Carvajal Group](#) spiel to see why you should consider our team. This is also the time to secure financing. Different lenders offer different rates, fees, and points, so you'll want to make sure to do your research so you have an apples-to-apples comparison. Found the lender for you? It's time to complete your loan application and get pre-approved. You'll know the maximum amount you can borrow, but only you can determine what you can comfortably afford. This is also a good time to make sure you'll be prepared to pay the closing costs, including your down payment.

Step 3. Finding Your Home

If you want to begin your property search online, CarvajalGroup.com is a great place to start. Click on [Search Properties - Austin for Sale](#) and select the property types you want to consider, along with your ideal price, size and location. You'll see all of the properties that meet your requirements with detailed information, pictures, virtual tours and more. Then save your favorites to your shopping cart. If you want us to search for you, call us at 512.419.7770 or email us at info@carvajalgroup.com to let us know your requirements. Once you've found properties that interest you, it's time schedule showings with your agent. This is one of the most important steps in the buying process. Keep checking your priority list and don't get too hung up on cosmetic details that can be easily changed. Ask questions and continue narrowing down your choices until you've found your ideal home.

Step 4. Make the Right Offer

You've found your dream home, you and your agent have reviewed the seller's disclosure list and survey, and you're ready to make an offer. Your offer price will depend on several factors, including the current market, the particular property, competing buyers and your interest level in the home. Price is just one area to consider. Other important terms are the option period, option money, earnest money, closing date, home warranty policy, allowances to pay for known issues, along with other concessions and contingencies. Your agent will help you present the right offer and negotiate any counter-offers on your behalf. Have your checkbook in hand for the option money (the money the seller keeps if you change your mind within the option period) and the earnest money (the money the seller keeps if you change your mind after the option period but before closing). These are typically considered deposits, which are deducted at closing.

Step 5. Do Your Due Diligence

Your offer has been accepted. Now it's time to make sure you actually want to purchase the property. You and your agent will want to arrange an inspection right away, well before your option period ends. A property inspection will ensure there is no serious structural damage or major repairs necessary that may impact your decision to purchase. It's the inspector's job to note every issue discovered, so don't panic when you receive a 15-page report of problems. Most of those things will be easy to fix. If there are major issues, talk to your agent and possibly a specialist to decide if the right decision is to walk away.

Step 6. Close and Move-In

Everything looks fine in the inspection, you've rechecked your financing, and arranged for Homeowner's Insurance coverage on the property. You and/or your agent will want to walk-through the house one more time to make sure everything is as it should be. Your agent will also confirm that the settlement statement, certified funds and evidence of insurance are lined up prior to closing. On closing day, bring your driver's license (if you and your spouse are listed on the mortgage, you'll both need to attend closing unless you've arranged for a power of attorney) and be prepared to read and sign a lot of paperwork. Your real estate agent is there to help you, and your mortgage broker may also attend as your representative, so stop and ask questions at any point in the process. Once you've closed, it's time to collect your keys, arrange the movers, unpack and enjoy your new home.