

# FINANCIAL

## Checklist

Use this financial checklist to help keep your budget in check.

### CLOSING COSTS

Closing fees include things like the attorney's fee, survey fees, and document preparation fees.

### DOWN PAYMENT

Your down payment is the money you pay at closing. It's the difference between your mortgage amount and your purchase price of your home.

### EARNEST MONEY

Earnest money is an upfront deposit that gets applied to your down payment or closing costs.

### APPLIANCES/FURNISHINGS

When budgeting for your new home, remember to set money aside for appliances and furnishes that you will want to purchase upon closing.

### INSURANCE

Depending on your loan program and down payment amount, you may pay mortgage insurance. Homeowners insurance is also required.

### MAINTENANCE

It's suggested that homeowners put aside money to cover maintenance from lawn equipment to household tools.

### PROPERTY TAX

This varies depending on the state you reside.



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# BUYER'S

## Resource Guide

**PORTER HOUSE**  
**INTERNATIONAL**  
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# FINDING

*Your Dream Home*

## THE 10 STEP PROCESS TO FINDING YOUR DREAM HOME



1

### SAVE YOUR DOWN PAYMENT

Many believe that you need at least 20% down payment to buy a home. There are many loans available that allow buyers to put down as little as 3% or 0% with a VA or USDA loan.

2

### KNOW YOUR CREDIT SCORE

Your credit score is a numeric representation of your history and ability to pay back debts in the past. Different home loans have varying credit requirements.

3

### CHOOSE ME AS YOUR REAL ESTATE AGENT

Once you have a handle on your credit score and down payment savings, contact a local real estate agent who can guide you through the process of finding your first home.

4

### GET PRE-APPROVED

Your agent will have a list of lenders that you can work with to get pre-approved for your mortgage. This will help keep you on budget during the next step!

5

### GO HOME SHOPPING

Make a list of what you want vs. what you need in your new home. Your agent will use this list find homes for you to tour.

6

### MAKE AN OFFER

Your agent will help you determine the best price to offer for the home. In a competitive market, you may not be the only one bidding & will want to stand out.

7

### GET A HOME INSPECTION

Once your offer is accepted, you will want to do a home inspection to ensure there are not any hidden issues with the home.

8

### GET A HOME APPRAISAL

Your lender will arrange a home appraisal to ensure that the property is worth the price that you have agreed to pay for it. The bank will only issue a loan for the appraised value.

9

### CLOSE THE SALE

Once your loan is approved, your lender will schedule a closing date. This is the day you sign all your paperwork to complete the purchase & get the keys to your new home.

10

### MOVE IN!

Congratulations! You're a homeowner!

## CONTACT ME WITH ANY QUESTIONS!

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