



## Your timeline

### Appraisal

After you've completed all of your inspections and negotiated any repairs with the Seller, the lender will order your property appraisal. The appraisal company is chosen by the lender, however, the lender doesn't have any say over which appraiser does the appraisal and cannot influence the appraisal process. In order to ensure that the appraisal is totally independent, you must pay for your appraisal, regardless of whether the property appraises or you are approved for the loan. From the time the appraisal is ordered, it usually comes back in 5-8 business days.

### Loan Approval

Final loan approval is completed after the appraisal is received and all remaining conditions and documents required by the underwriter are received and accepted. Once fully approved, the lender will send closing instructions and final numbers to the title company to prepare your settlement statements. We will review your final

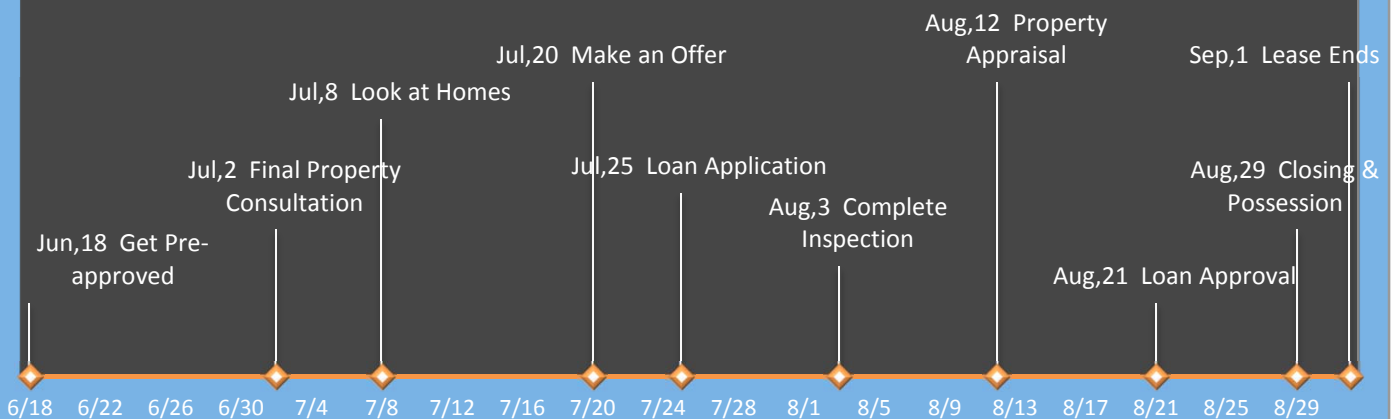
### Closing

After final loan approval, we will schedule the closing time and location. We'll take you to a final walk thru of the property so you can verify that all inspection items have been completed. The day of closing you will meet with the Seller and your Home Purchase Consultant at the title insurance company to close your purchase. The actual process takes about 1 hr but involves you signing both your real estate closing documents and your loan documents. You will also need to bring any required funds to close your purchase in the form of a cashier's check or other form of certified funds.

### Possession

Many times you don't actually get the keys to your new home for up to 3 days after your closing. If this is the case, we will help you coordinate the change in possession with the Seller and agree on when all utilities will be changed over.

## Home Purchase Timeline



Date	Milestone
Jun,18	Get Pre-approved
Jul,2	Final Property Consultation
Jul,8	Look at Homes
Jul,20	Make an Offer
Jul,25	Loan Application

Date	Milestone
Aug,3	Complete Inspection
Aug,12	Property Appraisal
Aug,21	Loan Approval
Aug,29	Closing & Possession
Sep,1	Lease Ends