

# HOME BUYER CHECK LIST

by Lori Alvarez and Team

## 9 THINGS TO DO TO GET YOUR GREAT OFFER ACCEPTED



**1 PRE-APPROVAL LETTER**

Get a pre-approval letter from your lender showing your loan approval amount.



**2 PROOF OF FUNDS**

Get your statements showing your sufficient funds available to make your down-payment as indicated in your offer.



**3 GIFT LETTER**

Get a letter mentioning the gift of money from your friends or family (if applicable).



**4 EARNEST MONEY DEPOSIT**

Submit an earnest money deposit of 1-3% of the offer price at the time of your offer to show "good faith"..



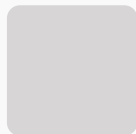
**5 APPRAISAL FEES**

Save up to pay for those appraisal fees of about \$300-\$500 (non-refundable) for the appraisal inspection.



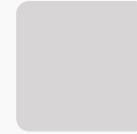
**6 HOME INSPECTION**

Save up to pay for those home inspection fees of \$500-\$600 (non-refundable) depending on the size of the home.



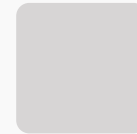
**7 STRONG OFFER**

Work with your agent to write a strong offer that the seller is going to accept and do a comparable analysis.



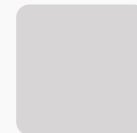
**8 LETTER TO THE SELLER**

Write a "love letter" to the seller stating why you think your offer should be accepted and why you love the home.



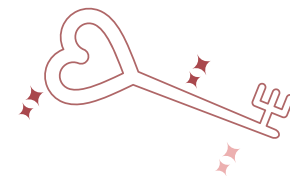
**9 ESCALATION CLAUSE**

Write an escalation clause that states you are willing to pay "x" amount over the highest offer (if necessary).



**10 CLOSE THE DEAL**

Arrive to your closing appointment on time! Bring a photo ID and proper funds if necessary to the closing.



Call Lori Alvarez today at 909-227-4196 with questions.

[www.lorialvarez.net](http://www.lorialvarez.net)