

# Closing Cost Timeline

for buyers

## Week 1

Searching for homes

Write an offer

Negotiate offer – could take 2-3 days

Execute the offer

✓ Step 2 Begins upon execution of contract:

- Collect option money (generally about \$100.00) deliver to seller within 3 days
- Collect Earnest money (generally about \$1,000.00 to 1%) deliver to title company within 4 days

✓ Step 3 Begins once money has been received by the seller and title co.

**Buyer to order inspections (To be completed before option period is expired)**

**At time of inspection buyer must pay inspector (generally around \$300.00-\$450.00) depending on size of home and items being inspected.**

✓ Step 4 Begins after option period ends generally 7-10 days from execution of contract.

Lender orders appraisal to be done. Most lenders require this fee to be paid upon ordering. Appraisal fee is about \$500.00

✓ Step 5 Begins after appraisal is done.

**Once appraisal is complete, lender sends file to underwriting for full approval. Once file is approved we move into closing. All remaining closing costs are due payable at closing.**

## Closing and Funding

Once buyer and seller have signed all documents, title company sends them to lender for approval. Once approved lender sends wire to title company. At that point, the buyer can get keys to their new home.