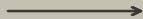


HOMEBUYING GUIDE



Becky Wiersma RE/MAX UNLIMITED
256.426.5130
MyMadisonMove.com

ABOUT BECKY



I have been a **full-time Realtor** since 2006. I am passionate about real estate and people. My husband Henry is an engineer who works for the Army. We have 2 children, Laura & Paul and an Aussiedoodle, Bailey

Buying your home is not just about real estate – it's about your life and your dreams. I work with each of my clients individually, taking the time to understand their individual needs and lifestyle, and I will do the same for you. I promise you are not just a number to me - you are trusting me and I take your trust seriously.

STEPS TO BUYING A HOME

- *MORTGAGE PREQUALIFICATION
- *MEET WITH BECKY - SIGN BUYER AGENCY
- *VIEW HOMES
- *SIGN CONTRACT
- *HOME INSPECTION
- *TERMITE LETTER
- *APPRAISAL
- *MORTGAGE PROCESSING
- *NEGOTIATE REPAIRS
- *CLOSING DAY!!!



Becky Wiersma RE/MAX UNLIMITED
256.426.5130
MyMadisonMove.com



WHEN DO I APPLY FOR MY LOAN?

Prior to looking at homes!

Taking this step first will show you how much house you can afford to buy, how much house you want to buy and provide you with the payment details and if you need a down payment.

Can you help me find new construction homes?

Yes! Did you know that the onsite agent works for the builder? I work for YOU and the builder pays me, so it costs you nothing!

How does for sale by owner (FSBO) work?

Homeowners trying to sell their home without agent representation are usually doing so in the hopes of saving the commission. If you see a FSBO, let me contact the owner for you and make an appointment to see the home together.



What Happens To My Earnest Money?

Your earnest money check is deposited into an escrow account on the business day following final acceptance unless otherwise stipulated by the contract. It is applied towards your down payment and closing costs at closing.

Appraisal and Home Inspection: Are They The Same?

No. The Appraisal is ordered by the lender. Its purpose is to verify that the home is worth the amount of money the lender is loaning for the home. The home inspection will be ordered by you. Its purpose is to find possible issues with the home prior to your purchase.



What Other Costs Will I Have Prior to Closing?

**Home Inspection

- 275 - \$500 based on the square footage of the home. Payment required at the time of inspection

*Radon test

- \$200-300 - if you choose to have one done

*Credit Check

- \$60 per person; varies by lender

*Appraisal

- \$400 - \$500

*Earnest Money

- Varies with purchase price; typically \$1,000-5,000
- This money will be deposited when the contract is signed.
- It is applied towards your down payment and closing
- costs at closing.

**Be prepared to pay for your appraisal and credit report at loan application



Becky Wiersma RE/MAX UNLIMITED
256.426.5130
MyMadisonMove.com

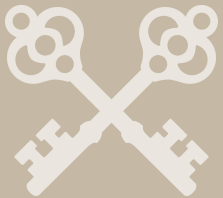


What Happens At The Home Inspection?

This is your inspection. It is in your best interest to attend the inspection and I strongly recommend that you be there. In addition to doing a thorough inspection of the home, most home inspectors will explain the home's major systems and components to you as you go through. I will open the house for you and the inspector but may or may not stay (provided the home is unoccupied) for the entire process which will last for 2-3 hours depending on the size and complexity of the home. The inspector will provide you with a written report and go over any deficiencies found with you upon completion of the inspection.

I will discuss the report with you and prepare the contract addendum necessary to address any problems discovered during the home inspection and present them to the seller or his agent.

Note: According to your Inspection Addendum the home inspection and contract addendum must be completed and delivered to the seller by the day specified in the contract or you have waived your right to ask for any repairs.



Becky Wiersma RE/MAX UNLIMITED
256.426.5130
MyMadisonMove.com



What About The Termite Inspection?

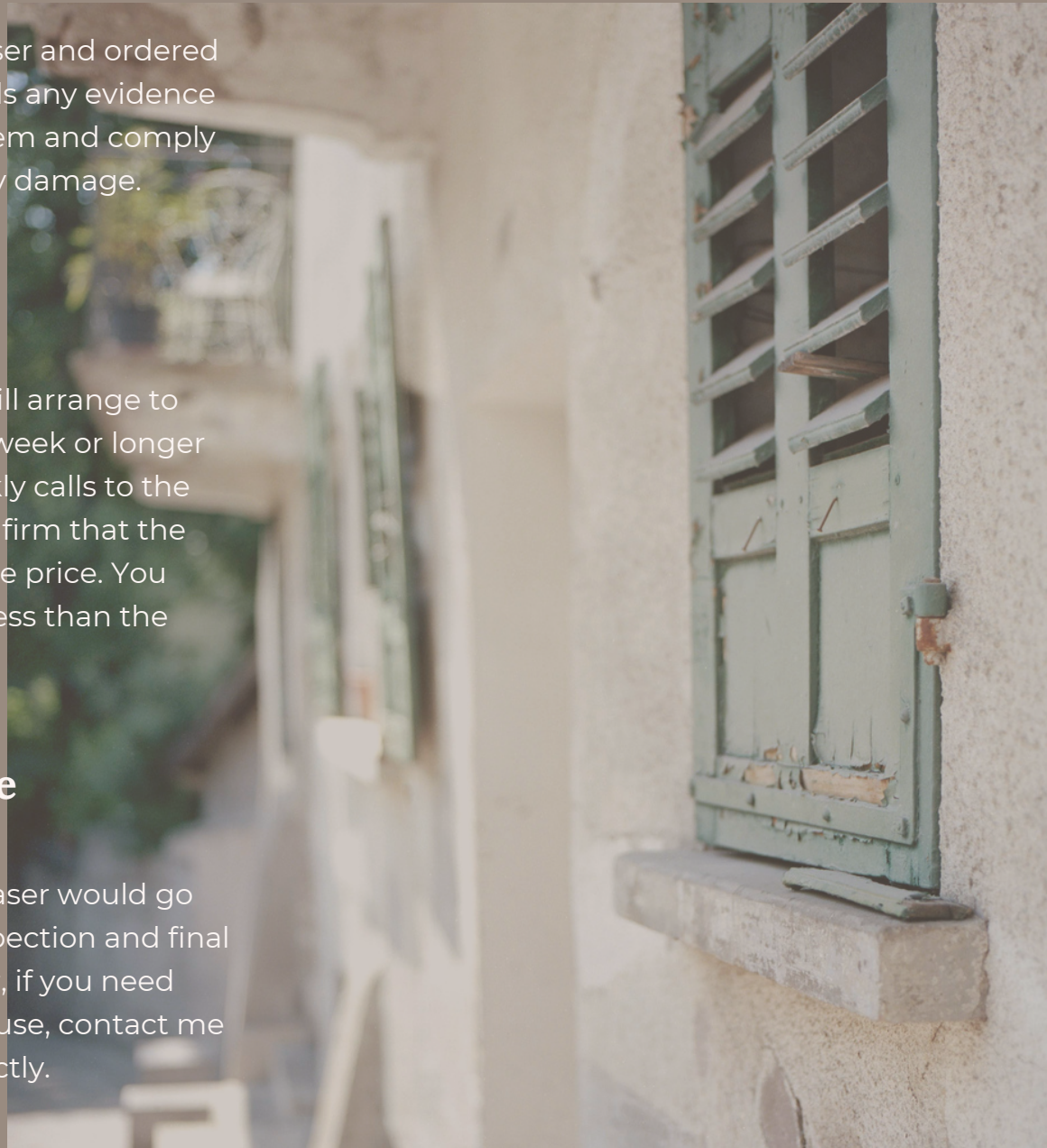
Termite letter is usually paid for by the purchaser and ordered within 7 days of closing. If the inspection reveals any evidence of termites, seller is required to treat the problem and comply with the lender's requirements for repair of any damage.

When Does The Appraisal Take Place?

After you make loan application, your lender will arrange to have the house appraised. It generally takes a week or longer for the appraisal to be completed. I make weekly calls to the lender to check the status of your loan and confirm that the appraised value is at least equal to the purchase price. You will be notified immediately if the appraisal is less than the agreed upon purchase price.

Can I Go Through The House Once I Have An Accepted Contract?

Typically, after contract acceptance, the purchaser would go back through the house only for the home inspection and final walk through just prior to settlement. However, if you need special arrangements made to re-enter the house, contact me and I will try to arrange this with the seller directly.



HOMEOWNERS INSURANCE

Your lender will require you to have an insurance policy on your new home. You will need to provide a copy of the policy to the closing attorney at least 2 days before closing. The Attorney will collect for the policy at closing as a part of closing expenses.



FINAL WALK-THROUGH

You are entitled to a final inspection of the property before closing. Hopefully the property will be vacant (unless other arrangements have been made to allow the seller to remain in the home for a period of time after closing), free of trash and broom clean for this walk-through. A walk through typically takes place the day before closing to ensure that the property is in substantially the same condition as the day the contract was signed. We are also looking to see that any items identified as deficient in any home inspection have been corrected.

I will attend with you. The sellers and the listing agent do not normally attend. Please schedule a time for your walk through with me, as you will sign a statement prior to closing that you're accepting the property in it's current condition.

CLOSING

The closing takes place at the Closing Attorney's office. Typically the person who is paying closing costs chooses the closing attorney. I will let you know who the closing attorney is and will schedule closing for you at a time convenient for both you and the seller.

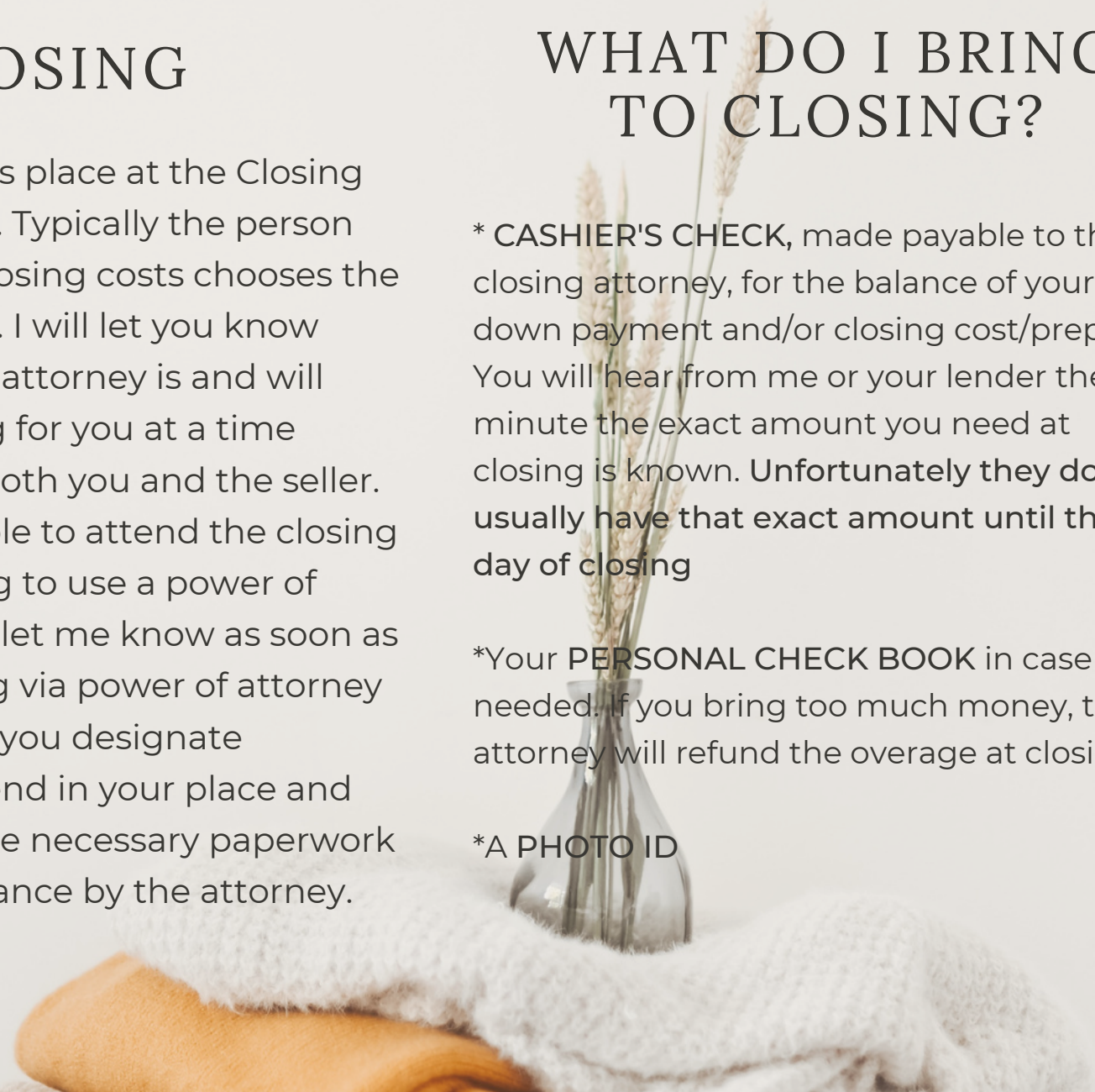
****If you are unable to attend the closing and are planning to use a power of attorney, please let me know as soon as possible. Settling via power of attorney will require that you designate someone to attend in your place and that you have the necessary paperwork prepared in advance by the attorney.**

WHAT DO I BRING TO CLOSING?

*** CASHIER'S CHECK**, made payable to the closing attorney, for the balance of your down payment and/or closing cost/prepays. You will hear from me or your lender the minute the exact amount you need at closing is known. **Unfortunately they don't usually have that exact amount until the day of closing**

***Your PERSONAL CHECK BOOK** in case it is needed. If you bring too much money, the attorney will refund the overage at closing

***A PHOTO ID**



CHOOSING YOUR LENDER

I recommend that you work with a local lender who understands our local market. They are familiar with the local issues, are convenient so you can do business face-to-face, and they work hard to build a great relationship with buyers & agents.

Tammy Parvin

Progress Bank

(256) 348-6538

tparvin@myprogressbank.com

Misty Anderson

FirstBank

(256) 990-1956

manderson@firstbankonline.com



****Selecting a lender is a personal decision.**
The above list is provided as a resource providing names who have been helpful to successfully getting buyers the keys to their new homes in the contracted timeframe.

CHOOSING A HOME INSPECTOR

I highly suggest you have your new home inspected prior to purchase! Selecting a home inspector is a personal decision. This list is provided to you as a resource to provide names of inspectors who have successfully helped some of our buyers in the past. You may use anyone of your choosing.

Michael Dove
Home Buyers Inspection Service
256.651.0534

Johnny Frazier
Frazier Home Inspections 256.603.8430

Steve McGriff
Assured Integrity Home Inspections
256.297.8681



A photograph of a hand holding a bouquet of small white flowers, positioned on the left side of the card. The background of the card is a solid light beige color.

THANK YOU.

I CAN'T WAIT TO HELP YOU
FIND YOUR PERFECT HOME!

BECKY WIERSMA
RE/MAX UNLIMITED

256-426-5130

BeckyMyRealtor@gmail.com

Website:

MyMadisonMove.com