

# LEEDS REAL ESTATE

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## *Home Buyer's Guide*



906-779-5333 | [LEEDSREALESTATE.NET](https://LEEDSREALESTATE.NET)



## DETERMINE HOW MUCH YOU CAN AFFORD:

Every situation is unique. Choose a lender you trust and engage in an open discussion to determine the price range that best fits your comfort level. If you don't already have a lender in mind, we can help you find a trusted professional to guide you through this process.



## GET PREQUALIFIED & PREAPPROVED FOR FINANCING:

Initially you'll provide some financial information to your lender – such as your income and amount of savings.

For preapproval, your lender will need W-2 statements, paystubs, bank account statements and to run a credit check.



## PREVIEW HOMES & WRITE OFFER

After touring homes in your price range, we will expertly craft a competitive offer that reflects the true value of similar properties. Our team will strategically navigate negotiations with sellers to secure acceptance, leveraging our deep market expertise to achieve the best outcome in a competitive environment.





## STEP 2



### EARNEST MONEY DEPOSIT

An Earnest Money Deposit demonstrates to the seller(s) your serious intent to proceed with the purchase. This good-faith deposit is generally required upon acceptance of your offer, affirming your commitment to the transaction.

### COPY OF PURCHASE AGREEMENT TO LENDER

After you have an accepted offer, the lender will need a full copy in order to get started on the loan. This is an important step to ensure all deadlines are met.

### HOME INSPECTION

Once your offer is accepted, the next step is to schedule any required inspections. As the buyer, this is your responsibility. If a home inspection was part of the contingencies, you will have a specified number of days to complete it following the acceptance of your offer.

## TITLE SEARCH

Title is the right to own, possess, use, control and dispose of property. When purchasing a home, you are actually buying the seller's title to the home.

Before the closing, a title search will be conducted for any problems that might prevent you from a clear title to the home.

You will also want to determine how you wish to hold title to the property - especially if you're buying with a spouse, a partner, family member, or colleague.

## APPRAISAL

An appraisal is an estimate of the value of a property. Although the primary goal is to justify the lender's investment, the appraisal can also protect you from overpaying.

Your lender will typically hire the appraiser and charge you a fee for the service at the closing.

## FINAL COMMITMENT LETTER

After the lender approves your loan, you will get a commitment letter that signals the financing has been approved.



*tips for:*

# MORTGAGE FINANCING

Always check with your lender before doing any of the following prior to **closing** on your home:



## **Making a big purchase:**

Avoid making major purchases, like buying a new car or furniture, until after you close on the home. Big purchases can change your debt-to-income ratio that the lender used to approve your home loan and could throw the approval into jeopardy.

## **Opening new credit:**

Do not open any new credit cards or get a loan without speaking to your lender first.

## **Missing any payments:**

Pay your bills on time to keep your credit score from dropping.

## **Cashing out:**

Avoid any transfers of large sums of money between your bank accounts or making any undocumented deposits - both of which could send "red flags" to your lender.

## **Keep the same job:**

Be kind to your boss and keep your job. Don't begin looking for new work right now, unless it's a second job to make extra money.



## STEP 4



### HOMEOWNERS INSURANCE

Lenders also require proof of insurance on a home before issuing a mortgage. Payments toward a homeowners insurance policy are usually included in the monthly payments of the mortgage.

### FINAL AMOUNT FOR CLOSING FROM LENDER

As one of the final steps in the process, you'll receive a detailed summary of your closing costs in the closing documents. The exact amount will be confirmed in the days leading up to closing.

### CALL UTILITY COMPANIES

Once a closing date has been set, it is important that you contact all utility companies to switch service into your name. This should be done at least 3 business days before closing.

\*A list of phone numbers has been provided on the next page.

### FINAL WALK THROUGH

The final walk through gives you the opportunity to inspect the home before completing the purchase. It should be done within the 3 days prior to closing.

# PHONE LIST

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## UTILITY COMPANIES

**BREITUNG TOWNSHIP 906-779-2065**

**CITY OF IRON MOUNTAIN 906-774-8530**

**CITY OF KINGSFORD 906-774-3526**

**CITY OF NIAGARA 715-251-3235**

**CITY OF NORWAY 906-563-9961**

**DTE 1-800-477-4747**

**FLORENCE COUNTY 715-528-3330**

**HOTFLAME GAS 1-800-882-3200**

**LAKE STATE GAS 906-779-9776**

**NASER PROPANE 906-774-0660**

**NORWAY TOWNSHIP 906-563-9100**

**UP PROPANE 906-774-5222**

**WE ENERGIES 1-800-242-9137**

## INSURANCE COMPANIES

**DANIELSON INSURANCE 906-779-1900**

**FARMERS INSURANCE 906-774-0001**

**FARM BUREAU 906-779-1774**

**MANDE INSURANCE 906-774-5200**

**STATE FARM, CHRIS HANLEY 906-774-6565**

**UP INSURANCE 906-774-8500**

## MOVING COMPANIES

**BRANT'S MOVING 906-779-5752**

**MIDWEST MINI STORAGE & MOVERS 906-239-3505**

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## STEP 5

# CLOSING

THE CLOSING PROCESS FORMALLY FINALIZES YOUR HOME PURCHASE, MAKING THE TRANSACTION OFFICIAL. ALSO KNOWN AS SETTLEMENT, CLOSING IS WHEN YOU RECEIVE THE DEED TO YOUR PROPERTY. BEFORE CLOSING, ENSURE THAT ALL UTILITIES ARE TRANSFERRED INTO YOUR NAME AND PERFORM A FINAL WALKTHROUGH TO ADDRESS ANY OUTSTANDING ISSUES.

## A FEW THINGS TO BRING TO CLOSING

- A valid government issued photo ID
- Cashier's or certified check for the total amount due

## WHAT TO EXPECT

At closing, the title company's closing agent will manage the final steps of the transaction. They will ensure all costs, including taxes, title searches, real estate commissions, and other fees, are settled. The agent will also record the buyer's deed and ensure the seller receives any funds due. The main activity at closing is signing the final documents, after which you will receive the keys to your new home.

## YOUR COST

Some of the most common fees include:

- Down Payment
- Closing costs
- Taxes & Insurance
- Escrow fees

## AFTER CLOSING

After closing, be sure to keep copies of all documents for tax purposes and future reference. For security, change the locks on your new home. Update your address with relevant parties and ensure all utilities are set up and transferred to your name.

