



Your Property has SOLD! - What Happens Next?

Congratulations on the sale of your home.

Once the purchase agreement is negotiated and signed by the buyer and seller, the final work towards completing your transaction begins. The good news: We will not leave you alone to "figure out" the process and leave all the work to you. Instead, we will work together to get everything completed.

It normally takes 4-5 weeks to complete a transaction. Most of that time is taken by the mortgage company completing their loan process and approving the mortgage. During that time, however several other actions are happening simultaneously. Here is general timeline of what to expect when selling your property.

Week One

We will facilitate communication between seller, buyer's agent and lender. We will remove the MLS listing from Active status.

We will confirm the buyer has completed their loan application.

We will order title work.

Buyers agent will schedule home inspections.

Week Two

We will facilitate communication between seller, buyer's agent and lender. We will review and negotiate any repairs necessary from the home inspection report. We will review titlework.

We will assist seller in ordering survey, well & septic inspections, etc. if necessary. Lender will order appraisal.

Week Three

We will facilitate communication between seller, buyer's agent and lender. We will confirm appraisal is complete and acceptable.

We will confirm all items per the purchase agreement and title work are completed.

Weeks Four and Five

We will facilitate communication between seller, buyer's agent and lender. We will confirm we have a Clear-To-Close from the buyer's lender.

We will review and the HUD1, the financial summary of the transaction. We will coordinate and schedule the closing.

We will send seller a complete review of their transaction, closing instructions, etc. Seller will bring For Sale sign and lockbox to closing.

Title Company will complete the transaction and pay Seller the proceeds of the transaction.

*After your transaction closes, We will send you a Client Satisfaction Questionnaire. Please take a minute to complete it and offer your opinions how we can make our program even better. Continuous improvement is important to us. We truly value your advice and opinions!