



Contract to close timeline, events and expectations

Congratulations! Your home is under contract! Here is what you can expect to happen between now until closing:

The Home Inspection (usually happens between Day 2-12)

- ✓ The buyers agent will schedule the inspection within this time frame and will be present to let the buyers/inspector in. You should NOT be onsite when inspection occurs. Make sure any keys or access to special parts of the house are unlocked for the inspection.
- ✓ If the property is currently vacant, ensure that all utilities are on prior to the inspection.

One to Three Weeks Following the Acceptance Date of the Contract

- ✓ More than likely, the buyer will ask for certain repairs to be made that they deem necessary in order to move forward. Your agent will guide you through this process. Per the standard inspection response form, agreed upon repairs are due to be completed 5 days prior to closing.
- ✓ A title company will call you requesting information from you in regards to loan payoff, etc.
- ✓ An appraisal is ordered as part of the buyers loan process. You DO NOT have to leave your home for the appraiser.

10 Days prior to closing

- ✓ Call your utility companies to schedule the final readings and the disconnect dates. The obligation is for utilities to remain in your name til closing.
- ✓ Collect receipts in relation to any agreed upon repairs to satisfy the inspection response and give copies to your real estate agent
- ✓ Schedule moving trucks as needed
- ✓ Get a change of address package from post office

3 Days prior to closing

- ✓ A final walk thru will be conducted by the buyer so ensure home has no new defects and agreed upon repairs have been completed.
- ✓ Review a copy of the settlement documents for errors with your agent.
- ✓ Make sure you fulfill any other obligations per the purchase agreement.
- ✓ Leave any information/manuals pertaining to the home that the new buyer could use

Day of Closing!!

- ✓ Bring a photo ID and any documents requested by the closing attorney or real estate agent.
- ✓ Bring your checkbook, just in case there is a small item that needs to be handled on the spot (this is usually not necessary, but it's always nice to have that option)