



| HomeGrown REALTY

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ACCEPTED OFFER NOW WHAT?

YOUR STORY. OUR PROJECT. *indy roots.*



CONGRATS

YOU'RE ALMOST THERE!

Congratulations on the purchase of your new home!

I've created a broken down 'To Do List' and timelines that need to get accomplished before closing. Don't get overwhelmed by the list I'll be here to help you every step of the way, and make sure that you are reminded of all deadlines weekly & the day of. All deadlines will be based upon your acceptance date.

It is very important to read the information and make sure we don't miss a deadline. As they say, "teamwork makes the dream work" and we're in this together till closing day when you get the keys to your new home!

YOUR NEXT STEPS:

Earnest Money:

Earnest money is roughly 1% of the house purchase prices. You'll be given a location after purchase to drop off the earnest money. Also, please take a picture of the check and send it to me before you drop it off.



01

02



Inspection:

We have 14 (can vary) days to complete your inspection and make a response to the seller. See a breakdown of what to expect when it comes to inspections on the next page.

Homeowners Insurance

You have 20 days to get your homeowners insurance secured. Get several quotes. Once you decide on a company and policy get that information to your lender. The lender will coordinate paying the policy at closing and send any additional information to the underwriter of your loan.



03

THE INSPECTION BREAKDOWN

01

FOURTEEN DAYS

After an accepted offer you'll have fourteen (keep in mind this can vary) days to complete your inspection and make a response to the seller.

02

TYPE OF INSPECTION TO GET

At a minimum, I recommend you get a **general home inspection and termite**. The inspection will take about 2 hours. If possible, you can attend all or part of the inspection. The inspector will set up the showing with the seller/showings company. **Please let me know the date and time once you have it set.**

03

RESPONSE TO SELLER

After the inspection the inspector will email both of us a copy of the report. We'll then write up our response for the major items that cost more than \$4,000 the day of the inspection or the next day. We will use state-approved inspection response forms.

04

RECOMMENDED INSPECTOR

You can use any inspector certified in the state of Indiana. I personally recommend:

Cornerstone Inspection Services-317-815-9497

05

REMEMBER TEAMWORK MAKES THE DREAMWORK

I realize this is a lot of information. Like I said I will be here to help every step of the way, and I'm excited for you during this process!