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What to expect Contract to Close as a Buyer - New Construction

- Provide deposit check. Please know the check will be deposited within a few days.
 - Funds will be brought back to you OR credited to you at closing.
 - Make check payable to: _____
- Provide Lender contact info to your agent so we can provide contract documents to them.
 - Promptly respond to Lender requests for information.
- Most likely, the Builder will dictate the Title company .
- Let's discuss coordinating first walkthrough and inspections, if any, and dates/times you can attend.
 - General inspection starts at \$350. Varies based on size of property.
- Research insurance provider(s); homeowner's and flood.
 - Do you need recommendations?
- After inspections we will compile a punch list of findings to be presented to the Builder for resolution.
- Once we have certificate of occupancy and power, have Lender order appraisal.
 - Some lenders require you to pay for the appraisal up front. Estimated cost \$550.
 - Can take 7-10 days to get the appraisal report.
 - The lender will email you a copy of the appraisal. Please share with your agent.
- Finalize insurance policies.
- Coordinate movers.
- Schedule final walkthrough with your Agent.
 - Ensure punch list items are complete.
- One week prior to closing, coordinate utility transfers effective for date of closing.
 - Whose name are utilities currently under? _____
 - Electricity: _____ #: _____
 - Gas: _____ #: _____
 - Water: _____ #: _____
 - Trash: _____ #: _____
- Closing
 - Bring valid driver's license or other form of photo ID.
 - Cashier's check made payable to [Title Company] - the amount will be provided by the Title Company or your lender prior to closing.
 - Bring a personal check in the event of a last-minute small change in the settlement statement.
 - Ensure everyone who will be required to sign documents will be present.
- Celebrate...you're done!