



## You're Under Contract — What Happens Next

### 1. Contract Is Fully Executed

All parties have signed the contract and the timeline officially begins. I will monitor all deadlines and keep everything on track.

### 2. Earnest Money Deposit

Your escrow deposit is due within 3 days of the contract being executed. Title will email you the instruction on how to submit the escrow.

### 3. Home Inspection Period

You'll schedule a professional inspection to evaluate the property. We'll review the results together and decide whether to request repairs, credits, or move forward as-is.

### 4. Loan & Appraisal

Your lender orders the appraisal and final underwriting begins. I stay in close contact with your lender to ensure a smooth process.

### 5. Title & Insurance

The title company confirms clear ownership, and you'll secure homeowners insurance during this phase.

### 6. Final Walkthrough

Before closing, we'll walk the property together to confirm repairs are complete and everything is in expected condition.

### 7. Closing Day

You'll sign final documents, funds are transferred, and you receive the keys. Welcome home!

### My Commitment to You

From contract to closing, I handle the details, communicate with all parties, and keep you informed every step of the way.