HOME BUYERS CHECKLIST

MORTGAGE 1

Financial Documents:

- ☐ **W-2s or Tax Returns (2 years) -** Verifies income history.
- ☐ **Recent Pay Stubs -** Typically covering the last 60 days.
- ☐ **Bank Statements -** Confirms sufficient income, funds for upfront costs, and a history of responsible finances.
- ☐ **Credit Report -** Helpful to know and improve your score in advance.
- ☐ **Additional Income Docs -** For self-employment, rental income, freelance, etc.

Budgeting and Cost Calculations:

- ☐ **Set a Total Monthly Payment Target -** Include mortgage, taxes, insurance, PMI, and HOA dues if applicable.
- ☐ **Estimate Upfront Costs -** Account for down payment, closing costs (2–6%), inspections, and moving expenses.
- ☐ **Build an Emergency Fund -** Prepare for repairs, maintenance, and post-move surprises.

Home Search Essentials:

- ☐ **Create a Wishlist -** List your must-haves, nice-to-haves, and deal-breakers.
- ☐ **Make a Comparison Worksheet -** Track each home's features, pros/cons, neighborhood info, and pricing.
- ☐ **Schedule Showings & Open Houses -** Block time on your calendar to stay organized.
- ☐ **Prepare Questions for Each Showing -** Ask about the age of systems, utility costs, HOA fees, and disclosures.

Offer & Inspection Tasks:

- ☐ **Define Offer Strategy -** Work with your agent to plan pricing, contingencies, and timing.
- ☐ **Track All Documents -** Save your earnest money receipt and note contract deadlines.
- ☐ **Choose a Home Inspector -** Don't wait until after your offer is accepted.
- ☐ **Track Repairs -** Categorize inspection findings into repair requests, future concerns, or deal-breakers.

Closing Day Prep:

- ☐ **Schedule Final Walkthrough -** 24–48 hours before closing, check for agreed-upon repairs and condition.
- ☐ **Review Closing Disclosure -** Compare final terms, payments, and closing costs against earlier estimates.
- ☐ **Assemble Closing Folder -** Include ID, wire confirmations, proof of insurance, and lender-requested documents.
- ☐ **Confirm Cash-to-Close Instructions -** Call your title company directly to verify wiring details and avoid fraud.

Notes:

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MORTGAGE 1