



Jennifer Dawn

757.524.0417

301 Lynnhaven Parkway Virginia Beach, VA 23454

JenniferDawnRealEstate.com

Jennifer.Dawn@bhhstowne.com

Buyer Timeline

You are under contract...what's next?

Within 7 -10 days after ratification

- Meet with your loan officer, sign your loan application, & provide required documents
- Shop for Home Insurance and Flood Insurance, if applicable
- Perform home, termite, and any other inspections (i.e. well & septic)
- If your property is in a flood zone, check with your lender, (an elevation certificate may be required)
- Let your settlement agent & lender know if you wish to have a property survey done
- Fill out and submit your PICRA (property inspection contingency removal addendum) filled in with any repairs you are requesting from sellers.

After PICRA items ratified

- Authorize ordering of your Appraisal

Within 14-21 days after PICRA ratified

- Appraisal is due back from the appraiser
- Turn in any remaining paperwork to lender for final underwriting approval

Within 3-5 days after receipt of appraisal

- Underwriter should be done clearing any conditions and issuing clear to close
- Transfer utilities into your name to start on your closing date

24 - 72 hours prior to closing

- Verify utilities are transferred into your name
- Schedule your walk through on the property and confirm with closing time and location
- Closing attorney will send Closing Disclosure of credits and debits from lender
- Obtain the amount of funds needed for closing from your lender
- Obtain a certified check made out to the closing attorney to bring to closing or make arrangements to wire funds for closing

Day of Closing

- Bring your photo id, certified check or wire receipt, your license and, if applicable, an original POA to closing
- Close on your house and receive the keys!!