

# HOME-BUYING CHECKLIST

You're ready to find your dream home. Choosing to work with a dedicated buyer's agent is an excellent start – to be by your side and help guide you through the following steps in your home-buying journey.

## 1. PARTNER WITH JEREMY WILHIDE, REALTOR® | PSA

- ☐ Receive guidance throughout the buying process
- ☐ Get a competitive edge from local market knowledge
- ☐ Learn about available properties
- ☐ Gain access to off-market homes
- ☐ Benefit from time-saving convenience
- ☐ Get support through closing – and beyond

## 2. ORGANIZE FINANCING

- ☐ Create a timeline and budget
- ☐ Understand what you can afford
- ☐ Check your credit report
- ☐ Determine type of mortgage
- ☐ Shop for best rates and programs
- ☐ Get mortgage pre-approval

## 3. CREATE YOUR WISH LIST

- ☐ Visit your HOME Dashboard and [www.sellpa.homes](http://www.sellpa.homes) to check available properties
- ☐ Differentiate between wants and must-haves
- ☐ Determine preferred home style
- ☐ Consider amenities, schools, municipalities, transportation, recreation
- ☐ Schedule home tours with Jeremy
- ☐ Review Seller's Disclosure and associated resources
- ☐ Choose the home you want to make an offer on

## 4. OFFER & DUE DILIGENCE

- ☐ Review agreement of sale terms and conditions
- ☐ Consider estimated costs and Comparative Market Analysis (CMA)
- ☐ Negotiate the purchase price and contingencies
- ☐ Select title provider
- ☐ Have earnest money ready
- ☐ Decide on the ideal settlement date
- ☐ Sign the offer
- ☐ Deliver the escrow check

## 5. UNDER CONTRACT

- ☐ Finalize the home loan
- ☐ Initiate title search to ensure there are no claims against the property's title
- ☐ Select insurance and warranty providers
- ☐ Send proof of home insurance to lender
- ☐ Review any discovered zoning changes, liens, easements or other restrictions with Jeremy
- ☐ Schedule home inspection and resolve any issues
- ☐ Determine required repairs and/or upgrades
- ☐ Negotiate with a reply to inspection as allowable
- ☐ Get quotes and discover local contractors and service providers as needed
- ☐ Lender to order appraisal report
- ☐ Pinpoint move-in date
- ☐ Certify funds for closing

## 6. PREPARE FOR CLOSING

- ☐ Schedule and book a moving company
- ☐ Notify post office, bank, etc. of new address
- ☐ Transfer and/or activate utilities
- ☐ Schedule and attend final walk-through
- ☐ Have all funds ready for closing
- ☐ Confirm wire instructions with title company

## 7. CLOSING DAY

- ☐ Bring identification to closing
- ☐ Show proof of paid home insurance policy
- ☐ Review list of adjustments
- ☐ Sign the mortgage and all required paperwork
- ☐ Receive signed deed from seller
- ☐ Confirm all funds were transferred for closing costs and down payment
- ☐ **Enjoy your new home!**



[sellpa.homes](http://sellpa.homes)



Like and Follow

Me on Facebook!



JEREMY WILHIDE REALTOR® | PSA | RS370606 | OFFICE: 610-363-6006 | 390 WATERLOO BLVD, SUITE 101, EXTON, PA 19341

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Affiliated real estate agents are independent contractor sales associates, not employees. 262WX0\_CBR\_8/26