

# Buying A Home? Here Are The Basics.

If you know what to expect – and you have a trusted team of real estate and mortgage lending professionals to guide you – finding and financing your first home can be an exciting and rewarding experience. Here's what you need to know:



Whatever your home financing needs, I'm ready to help with a broad range of programs and personalized service.

[Thurl Quigley](#)

[thurl@myservice1st.biz](mailto:thurl@myservice1st.biz)

970.222.0816

Licensed Mortgage Loan Originator

[NMLS #326147](#)

[CO License: LMB 100010865](#)

**Service First Financial, LLC**

[NMLS: 390194](#)

**Phone** 970.222.0816 | **Fax** 866.351.9497

6227 Clymer Circle | Fort Collins, CO 80528

[www.myservice1st.biz](http://www.myservice1st.biz)

## **Obtain a Mortgage Preapproval Before You Begin House Hunting**

- Learn how much financing is available to you
- Strengthen your bargaining position with sellers

## **Choose a Real Estate Agent**

- Ask mortgage lenders to recommend agents they work with
- Select a reputable professional who knows the market and will listen to your needs
- Ask agents for references from former clients

## **Find the Right Home**

- Determine the needs of you and your family
- Create a wish list of desirable features
- Take notes as you preview homes

## **Make an Offer**

- Your real estate agent presents your offer to the seller, who will accept, counter or reject it
- When the price is settled, you and the seller sign a Purchase Agreement, defining the terms of the sale

## **Have the Home Inspected**

- Hire a professional home inspector after the offer has been accepted to provide an in-depth look at the basic systems of the house, to reveal any safety hazards and give you a chance to reconsider the deal

## **The Home Will Be Appraised**

- An appraisal, required by your mortgage lender, is a formal, written estimate of the home's current market value

## **Obtain Title Insurance (where applicable)**

- This guarantees that the property you are purchasing is free of liens or confusion in rights of ownership
- The policy insures against any losses to the property that result from defects in the title or deed

## **Close on the Property**

- Ownership of the property is transferred
- A closing agent coordinates then distributes the required paperwork and funds

