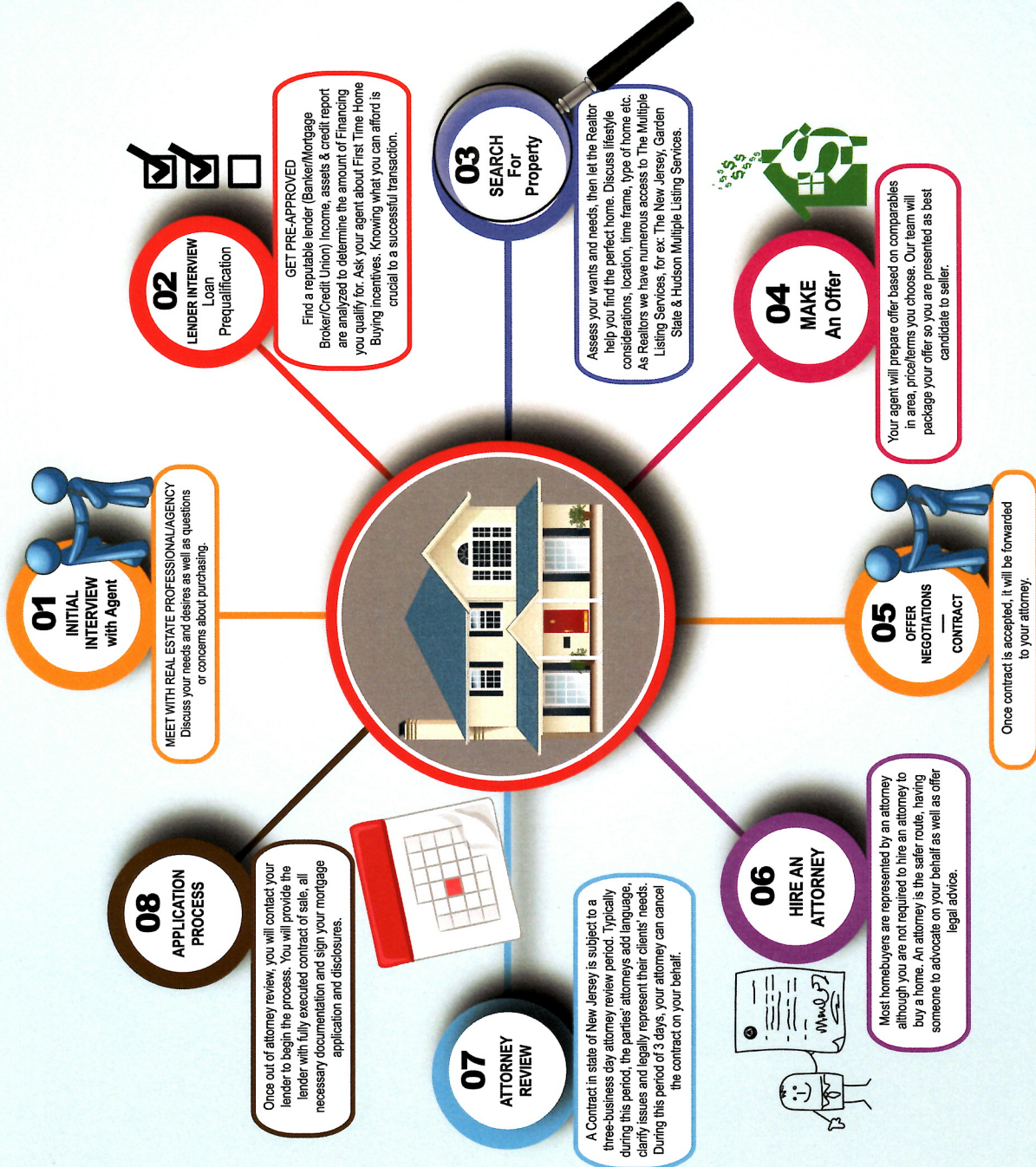


# The Home Buying Process



<b>09</b> PERFORM DUE DILIGENCE	Conduct home inspection including termites and radon. Also, have an oil tank sweep search done. Usually the buyer has 10-14 days to complete all inspections after completion of attorney review. Make sure all inspectors are licensed.
<b>10</b> APPRAISAL ORDER	Ordered by lender to evaluate the actual property's market value.
<b>11</b> MORTGAGE UNDERWRITING LOAN COMMITMENT	Processor submits complete file to underwriting department for final review. Once underwriter approves then commitment letter issued with conditions which usually states what has to be provided to lender prior to closing.
<b>12</b> TITLE & TITLE SEARCH	Ordered by Attorney to check the that the seller truly owns the property and that there are no liens/judgments on yourself and property. Title insurance protects your investment. Property cannot be transferred unless free and clear.
<b>13</b> SURVEY	Ordered by Attorney a technical drawing of the property and its structures.
<b>14</b> HOMEOWNERS INSURANCE	Purchaser must pay for 1st year in full. Receipt of paid insurance and declaration page must be submitted to mortgage lender.
<b>15</b> CLEAR TO CLOSE	Submit all closing conditions noted on commitment letter for final clearance.
<b>16</b> SCHEDULE CLOSING	Once you and attorney are notified the loan is cleared to close. A date is scheduled by attorneys and mortgage lender.
<b>17</b> FINAL WALK THROUGH	Borrowers do a final walk-through of the property to approve condition of the house and to make sure if all repairs if applicable have been repaired.
<b>18</b> CLOSING	This is when the transfer of funds and ownership takes place. Your attorney will advise of amount of funds needed by certified check. All parties then sign closing documents. Keys are exchanged. You are now a homeowner.
<b>19</b> POST CLOSING	Contact all utility companies to have services turned on, begin the process of enjoying your new home.
<b>20</b> CONGRATS!	We thank you for trusting us and using Public Trust Realty Group to assist you in this process. Our marketing team will send you out a survey to rate your experience with us. It is our hope that the buying process was informative and stress-free and you were satisfied with our services and will refer our services to your family and friends.