

THE COMPLETE PICTURE

YOUR PATH TO HOMEOWNERSHIP

Eight practical steps to buying a home in Pennsylvania, from our first discussion to the keys to your next chapter.

01 Start with your goals

Discuss location, timing, budget, must-haves and the Pennsylvania Consumer Notice.

02 Prepare your financing

Compare loan options and preapproval; budget for payment, taxes, insurance and closing costs.

03 Review buyer representation

Discuss agreement scope, services, duration and negotiable agent compensation.

04 Search and tour

Compare property condition, utilities, disclosures, upkeep, taxes and resale factors.

05 Write an informed offer

Discuss price, deposit, financing, inspections, appraisal terms, timing and concessions.

06 Complete due diligence

Deliver deposits as agreed, schedule inspections and track contract contingencies.

07 Finalize loan and title

Work with your lender and settlement company on underwriting, insurance, appraisal and title.

08 Walk through and close

Verify the home's condition, review final figures, sign at settlement and receive keys.

Every purchase is different. Contract terms, costs and dates will vary.

WHAT TO KNOW BEFORE YOUR OFFER

BUY WITH CLARITY. NEGOTIATE WITH CONFIDENCE.

Review these items before entering a Pennsylvania Agreement of Sale.

Buyer representation

Understand who represents you, the services in the agreement, duration, and how negotiable compensation works.

Earnest money

Your contract controls deposit amounts and due dates. Refunds depend on the contract and circumstances.

Inspections and repairs

Know which inspection rights you request and the timeframes for responses and negotiations.

Loan and appraisal

Preapproval is not a guarantee. Understand mortgage commitment dates and appraisal-related provisions.

Costs and concessions

Review settlement fees, transfer taxes, lender charges and allowable seller-paid credits.

Contract deadlines

Calendar deposits, inspection notices, financing, appraisal responses and settlement dates.

Tip: Review your Loan Estimate and Closing Disclosure. For most covered loans, the Closing Disclosure is due at least three business days before closing.

PLAN AND PREPARE

YOUR BUYER CHECKLIST

Use these lists to stay organized. Your lender, agent and settlement company may request additional information.

BEFORE YOU TOUR

- Know your comfortable monthly payment.
- Prepare financial documents for your lender.
- Explore loan options and preapproval.
- Plan for closing costs and reserves.
- Discuss buyer representation terms.
- List must-haves and deal breakers.
- Consider commute, utilities and access.

AFTER GOING UNDER CONTRACT

- Save the signed Agreement of Sale.
- Calendar deposit and contingency dates.
- Send earnest money as instructed.
- Schedule inspections promptly.
- Provide lender documents on time.
- Arrange homeowners insurance.
- Review the final closing figures.
- Complete your final walkthrough.

READY TO FIND YOUR NEXT HOME?

Let's build a search around your goals, budget and timeline.

CALL / TEXT: (570) 968-5414

KennethHoffmaster.com

Personalized listings: kennethhoffmaster-1.ironvalleyrealestate.com

Education only. The signed contract and current requirements control. Not legal, tax or mortgage advice.