



POTENTIAL OUT OF POCKET COSTS

WHAT TO EXPECT WHEN BUYING A HOME

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POTENTIAL FINANCIAL COSTS TO BUYER

These costs are pretty standard in any purchase but, want you to be aware of them going into the process and not be caught off guard when they come up.

EARNEST MONEY DEPOSIT

Once your offer is accepted we have 3 business days to deposit with the title/escrow company your earnest money deposit. In the current market that deposit is generally 1% of the offer/list price.

APPRAISAL

The Appraisal is ordered by the lender and paid for by the buyer, usually by a credit card given to the lender that they keep on file with permission from you prior to.

DOWN PAYMENT

Down Payments can vary depending on your loan type and credit score please consult with your lender to determine your loan options. Earnest Money Deposit is part of this down payment.

CLOSING COSTS

There are buyer and seller closing costs, your own closing costs are generally paid for by you, now some circumstances allow us to ask the seller for assistance in paying closing costs in our offer.

INSPECTIONS

General Inspection: Includes Foundation, basement & Under floor areas, roof covering, attic area & framing, plumbing, electrical, heating & cooling, garage, fireplaces & chimneys and building interior.

Sewer Scope: The purpose of a sewer scope inspection is to determine the condition of the property's sewer line and to determine if the system is functioning as designed. Common sewer line problems are root intrusion, holes, pooling, cracks, and pipe separation.

Radon: Radon is a naturally occurring radioactive gas that you can't see, smell, or taste. It is found everywhere in the world. Uranium naturally decays into radium that further breaks down into radon gas.

Lead Based Paint: Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.

Some Inspectors can/do offer all these inspections together. (highly recommended)