

# Buyer Action Plan

## *30 Days to Purchasing a Home*

<p>Call Lentz and Fricke to schedule a private appointment to determine your needs!</p>	<p>Michigan law requires real estate licensees to advise the potential buyers with whom they work of the nature of their agency relationship. Lentz and Fricke hold Buyer Agency Designations. See "What is" Pg.</p>	<p>Decide on a Financial Institution to apply for a mortgage if necessary. We will be happy to assist you with recommendations.</p> <p>However, it's your choice!</p>	<p>Collect all the necessary documents for the Loan Application, see "What Should I Bring for the Mortgage Application" below.</p>	<p>Let's review the Good Faith Estimate of your closing costs and payment, rate and terms to have a full understanding of the financial requirements.</p>
<p>Make a list of the features in a home that you desire keeping in mind your price and location. Lentz and Fricke will assist you in prioritizing and searching.</p>	<p>Set an appointment with Lentz and Fricke to begin the search of your home.</p>	<p>Once you have made your selections you may decide to drive the area of homes to check out schools, parks, etc.</p>	<p>Your Lender is evaluating your application along with supporting documentation in order to make a decision</p>	<p>Once you have made your selections, Lentz and Fricke will schedule the showings for your personal viewing.</p>
<p>Your Lender may require additional information throughout this process, stay calm, Lentz and Fricke will get you through it!</p>	<p>After viewing your selection of homes, if you haven't decided, that's ok, let's keep searching, no hurry!</p>	<p>Lentz and Fricke will make sure you understand your options before you are committed.</p>	<p>Let's say you just love a home you have seen with Lentz and Fricke, Rely on them to make your offer, it's best!</p>	<p>Sellers Disclosures and Lead Based Paint Disclosures are highly important documents. You must review and sign prior to your purchase offer.</p>
<p>Lentz and Fricke will prepare all Purchase Agreement documents required to present your offer in a professional and timely manner for the greatest results.</p>	<p>You have the option in your Purchase Offer to have a private inspection as part of your due diligence. Please refer to the "What is" Pg.</p>	<p>Have you requested the Seller to purchase a Home Warranty for you? Lentz and Fricke can show you your options, see "Glossary of Terms" Pg.</p>	<p>Remove all contingencies from Purchase Agreement, this may include the sale of a home, inspection, etc.</p>	<p>Some Cities/Townships may require a City Certification Inspection....Ask Lentz and Fricke, refer to "Community Links" Pg.</p>
<p>Lentz and Fricke will make sure contractual obligations are fulfilled and satisfied.</p>	<p>Lentz and Fricke will make sure the mortgage process is being completed and approved.</p>	<p>Lentz and Fricke will make sure Title work is processed and approved.</p>	<p>Lentz and Fricke will make sure all contractual processing deadlines are complete and ready for closing.</p>	<p>Lentz and Fricke will schedule the final walk through inspection per contract.</p>
<p>Lentz and Fricke will help you review and understand all paperwork prior to closing.</p>	<p>Lentz and Fricke will help you understand your vacancy obligations according to sale terms.</p>	<p>Lentz and Fricke will help you coordinate key exchange. We recommend you have the locks of your new home changed upon occupancy.</p>	<p>Upon occupancy you are required to transfer utilities in your name. DTE (800) 477-4747. Call Lentz and Fricke with any questions.</p>	<p style="text-align: center;">WELCOME HOME!!!</p> <div style="text-align: center;">  </div>