

What to Prepare for...

WHEN BUYING A HOME



HOME INSPECTION

We will provide you a list of home inspectors our past clients have used. It is best to order the inspection within 1-4 days of being in contract aka in escrow. We need time to review the report and negotiate, if necessary, within your due diligence period which is usually 10 days. All of these inspectors have lockbox access, and you may attend the inspection, ask questions, and be present for the end of the inspection to review the summary and findings with the inspector.

HOME PROTECTION PLAN

Once you are in contract, another thing you will want to look into is a home protection plan or warranty. It is a one-year comprehensive plan that covers several items in your new home, like, appliances, plumbing systems, electrical, HVAC. These plans usually cost between \$400-700. If you waive the coverage, we will send you a waiver to sign later. We have included a few companies past clients enjoyed working with.



HOME OWNERS ASSOCIATION (HOA/CIC)

If the property you are buying has a Home Owner's Association (HOA), also referred to as a Common Interest Community (CIC), then you will receive the resale package to review, which will include the CC&Rs, bylaws, rules & regulations, and financial & legal information about the association. Per NRS 116.4109, all buyers have a 5-day review period once they receive the resale package, during which time they are able to cancel the contract without penalty.

HOMEOWNERS INSURANCE

Homeowner's insurance protects your home and possessions against damage or theft. Virtually all mortgage companies require borrowers to have insurance coverage for the full or fair value of a property. We have included some of the most well-known companies, and you can also use the insurance company you are currently using if you already had insurance.



UTILITIES TRANSFER

You will need to set up service to start the day of or day after the close of escrow date. If there is a delay you can call to adjust the start date. The seller will cancel service the day after closing, they are not supposed to cancel any service until it closes. So to ensure a smooth transition make sure you set these up about a week in advance.

Hallenbeck Team

Signature
REAL ESTATE
GROUP