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Buying Your Home

Step 3, Find Your House

Now comes the fun part! Use these important tips for a smooth house hunting experience:

- 1. FIND A REAL ESTATE AGENT** you are comfortable with. Check the ads, ask around, or call us. We work with lots of agents and should be able to help you find someone you like. Once you pick your agent, stick with them, and let them work for you.

- 2. BEFORE YOUR AGENT STARTS THE HOME SEARCH**, make sure you give them three things:
 - a. a copy of your mortgage pre-approval

 - b. any special instructions from your lender including anticipated seller assistance with costs

 - c. a copy of the request for The Closing Specialists® to handle your transaction (You can find this form on the **TCS Tools Page** of The Closing Specialists® Web Site.)

- 3. WHEN YOU FIND THE PERFECT HOUSE**, a sales agreement will be prepared and an offer made to the seller. If you want the property inspected for any reason, this is the time to speak up. Do take the time to read the sales agreement. Most agreements are written in plain English so consumers will find them easy to understand. Make sure you understand the terms. If you are confused, ask your real estate agent or consult an attorney. (By the way, it's customary to deposit hand money as a good faith gesture. Be prepared to give your real estate agent a check.)