

THE HOME BUYING TIMELINE

Accepted offer is signed by both parties

Escrow opened by Buyer's Agent

10-day inspection period begins the day after signed acceptance
(home inspection, roof inspection, termite, etc.)

Buyer & agent work together on Request for Repairs, submit to seller's agent before the end of the 10th day

Seller has 5 days to respond in writing to the Request for Repairs

Buyer has 5 days to respond to seller's response to request for repairs

Buyer and Seller agree on repairs and sign off on request form

Seller's Property Disclosure Statement (SPDS) is received by Buyer and

Signed by both parties during inspection period

CLUE Report (Claims Loss insurance history) provided by seller and reviewed by Buyer during inspection period

Buyer obtains information about insurance on new purchase

Buyer reviews HOA information during inspection period

Details to take care of during the last weeks of the Escrow Period:

Call utility companies 2 weeks prior to close:

- A. Phoenix Water: 602-262-6251
- B. Scottsdale Water: 480-312-2461
- C. APS Elec.: 602-371-7171
- D. SRP Elec.: 602-236-8888
- E. SW Gas: 602-861-1999
- F. Qwest Tele/Cable: 800-244-1111
- G. Cox Communications: 602-277-1000

Final Walk-thru takes place 2-3 days prior to closing

Closing documents are signed 2-3 days prior to closing – any funds brought to closing to be in the form of Cashier's Check or Money Order

Funding 24 hours prior to recordation and recordation takes place the day of closing

Closing Day – Title company notifies us that the property has been recorded

Keys are provided, and you're Home!

MOVING CHECKLIST:

Don't forget to notify the following about your Address Change:

Bank

Post Office: Give forwarding address

Charge Accounts, Medical Records, School

Subscriptions (Notice requires several weeks)

Pharmacy

Insurance: Notify Insurance Company of new location for coverage on life, health, fire, auto - homeowner's insurance must be in place at the time of closing

Utility Companies: Gas, electric, water, garbage, telephone, cable, internet

Newspaper change of address

Notify friends and relatives of new address

Don't forget to...

Arrange for utilities to be changed to your name (contact them two weeks prior to closing)

Arrange for a move

Plan for special care needs of infants and pets