

# Chicago Homebuyer Checklist

In Illinois, there are many steps to buying a home. Use this checklist to make sure you know the whole process! Send me an email: [andrew@andrewhasdal.com](mailto:andrew@andrewhasdal.com).



## Phase 1 - Introduction (1-2 days)

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- Sit down with REALTOR
  - Fill out wants/needs list
  - Contact lender, obtain pre-approval
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## Phase 2 - Pre-Contract (1-60+ days)

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- Search for a home
  - Decide on the one!
  - Research home, get info from listing agent
  - Review comparable sales in the area with agent
  - Agent presents offer and negotiates with sellers
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## Phase 3 - Inspection Period and Attorney Review (5-10 days)

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- Agree to terms; Obtain executed documents
  - Turn in initial earnest money; Send contract to pertinent parties
  - Set up and attend inspection
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- Obtain inspection report and review with agent
- Send report to attorney with items to address
- Review condo/home documents with attorney
- Attorney sends modification letter
- Negotiate any outstanding details

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#### **Phase 4 - Financing (5-30 days)**

- Attorney review complete; Turn in balance of earnest money
- Send any outstanding documents to the lender
- Lender orders appraisal
- Lender collects remainder of condo/home documents needed
- Lender send loan to underwriting
- Clear to close!

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#### **Phase 5 - Closing (3-7 days)**

- Set up utilities in your name; Coordinate move
- Lender sends closing disclosure 3+ business days before close
- Final walkthrough one hour before closing or the night before
- Address any issues from walkthrough if necessary
- Closing day!