

# 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)

---

- Sit down with REALTOR
  - Fill out wants/needs list
  - Contact lender, obtain pre-approval
- 

## Phase 2 - Pre-Contract (1-60+ days)

---

- 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
- 

## Phase 3 - Inspection Period and Attorney Review (5-10 days)

---

- Agree to terms; Obtain executed documents
- Turn in initial earnest money; Send contract to pertinent parties
- Set up and attend inspection
- 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
- 

#### **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!
- 

#### **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!
-