

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.

Phase 1 - Introduction (1-2 days)

- 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)

- 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)

- 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
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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
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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!

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