

# UTAH BUYERS GUIDE

## Prepare to Shop

- Location, Needs, Wants, "Perfect Property"

## Financing

- Pre-Approval Letter and/or Proof of Funds

## Find Right Broker

- Applies to Oranges, Evaluate Agent, Presentation, Process

## Sign Broker Agreement

- Representation & Agency, Fiduciary Duty, Commission

Finding Property

- Exclusive Buyer-Broker Agreement
- Buyer Due Diligence Checklist
- Wire Fraud Alert Disclosure

Addendum

Counter-Offer

Make an Offer

Reject

- Real Estate Purchase Contract
- Personal Property Transfer Agreement & Bill of Sale
- Addendum(s)

Acceptance

- Open Title & Escrow
- Receipt of Earnest Money
- Order Appraisal
- Order Home Inspection

Buyers Due Diligence Deadline

Sellers Disclosure Deadline

- Review Appraisal
- Get Finances Ready to send to Title!

- Review Home Inspection & Seller Disclosures
- Addendum(s)

Receive Seller Disclosures:

- Sellers Property Condition Disclosure
- Title Commitment & Preliminary Report
- CC&R's, HOA, PID, SAA & Other Info

Financial & Appraisal Deadline

- Review Title Closing Documents

- Record Deed
- Transfer Ownership, Keys, Utilities, Mail, etc.
- Celebrate!!

Settlement and Closing

- Sign Title Closing Documents

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