

Nick Hodge

MORE REALTY



NEVADA HOME BUYING PROCESS

Your Step-by-Step Path to Homeownership



From offer to keys—
we're with you every step
of the way.



A clear process.
No surprises.



Expert guidance.
Local expertise.



Your dream home.
Our mission.

You dream.
WE GUIDE.
LET'S GET YOU
home.

— STEPS 1-16 —



1 Meet & Greet



Congratulations on taking the first step in purchasing a new home! We'll meet each other at our office and discuss the home buying process and your goals.

2 Duties Owed



This standard form outlines our relationship and obligations to one another. Essentially, it states that we will be fair and honest with you and maintain an open line of communication.

3 Perfect Property Profile (PPP)



Let's discuss your PPP! Together, we will review your wants, needs and desires including: price, size, location, amenities, and more.

4 Meet Your Lender



We will connect you with a trusted lender to review your finances, discuss loan options, and get you pre-approved so you know your buying power.

5 Required Documents



- ✓ 2 most recent pay stubs
- ✓ 2 most recent bank statements
- ✓ Last 2 years of tax forms
- ✓ Copy of your ID

Having these ready helps speed up the pre-approval process!

6 Buyer Brokerage Agreement (BBA)



We will sign a Buyer Brokerage Agreement which is a contract that states we will be working together exclusively for a defined amount of time to find your Forever Home! It also ensures we communicate and are available to each other within a timely manner.

7 Finding Your Forever Home



Now comes the fun part! We will search for properties both online and at market that have the features and amenities we previously discussed. When we find homes that may be the "one", we will schedule a tour as soon as possible.

8 Making an Offer



Once we have viewed the potential properties, we will narrow down the options and discuss an appropriate offer based on market conditions, comps, and your goals.



PREPARING FOR SUCCESS

The first phase of the home buying process focuses on understanding your goals, obtaining financing, and finding the right property.

You dream. We guide. Let's get you home.



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9 Earnest Money Deposit



Once your offer is accepted, you will submit your Earnest Money Deposit. This shows the seller you are serious about purchasing their home. It is held in escrow by a 3rd party until closing.

10 Inspections & Due Diligence



We now have a period of time, typically 7-10 days, to have the property inspected. The home inspector will go through and review everything from top to bottom and send us a report of the findings.

11 Appraisal



The appraisal period is typically 14-20 days from an accepted offer. A 3rd party appraiser will review the property and determine the fair market value.

12 Loan Approval



The loan contingency is typically 21-28 days from an accepted contract. During this time, the lender reviews everything and issues final loan approval.

13 Final Walkthrough



The final walkthrough is the last milestone prior to closing. We will inspect the property to ensure it is in the same condition as when you agreed to purchase it and that any requested repairs have been made.

14 Signing Day (Closing)



The buyer will meet with the title company, sign the completed loan documents and sign the property transfer paperwork. You're almost there!

15 Final Funds Transfer



Following the signing, the buyer will head to the bank and wire the remaining funds to escrow in order to finalize the purchase.

16 Welcome Home!



Congratulations! The county has recorded the property into your name and you are officially a homeowner! You can now take countless selfies and tell your friends and family about your great experience with Nick Hodge More Realty!



Welcome Home!

From accepted offer to closing day, I'll guide you through every step of the transaction and will be there even after you get your keys!



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