LORRIE SEWARD Realty

FREE BUYER GUIDE I ANCHORAGE, EAGLE RIVER AND THE MAT SU

The Alaska Home Buyer Guide

Financing, searching, offers, inspections and closing, with Alaska specific tips



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BUYERS

Buying a home in Alaska, step by step

A clear plan from pre approval to keys, with the Alaska details that out of state guides miss.

01 **Get pre approved**
A strong pre approval tells you exactly what you can spend and makes your offer competitive. Ask about conventional, FHA, VA and Alaska Housing Finance Corporation programs.

02 **Define your search**
Commute, lot size, garage space, heat source, access and whether you are comfortable with a well and septic system.

03 **Tour and compare**
We tour in person or by live video, and compare each home against recent sales.

04 **Make an offer**
Price, earnest money, financing, inspection and appraisal contingencies, closing date and possession.

05 **Inspections and appraisal**
Qualified inspectors evaluate the home and the lender orders the appraisal.

06 **Close**
Final walk through, signing with the title company, funding and keys.

FINANCING

Financing

- ☐ Compare loan programs and rate options with a local lender who closes on time
- ☐ Document funds for earnest money, down payment and closing costs
- ☐ Ask what your loan type requires of the property, especially VA and FHA
- ☐ Avoid new credit or large purchases until after closing

Estimate payments with my Alaska mortgage calculator.



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OFFERS

Offers and earnest money

Alaska is a nondisclosure state, so sale prices are not in public records. Before an offer, we review Alaska MLS sales for similar homes, days on market and the seller's disclosures. Earnest money shows the seller you are serious; it is typically held by the title company and applied at closing, and the purchase agreement spells out when it can be refunded.

INSPECTIONS

Inspections and due diligence

> **Home Inspections and Buyer Due Diligence**
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> Home inspections are conducted by qualified home inspectors. I assist buyers with coordinating inspection scheduling, discussing the inspector's written findings, and negotiating repairs when appropriate. Buyers are encouraged to attend their inspections and direct technical questions to their inspector. I do not attend home inspections.

Use the companion buyer due diligence checklist for heating, roofs, drainage, wells and septic.

CLOSING

Appraisal and closing

If the appraisal comes in below the contract price, options include renegotiating, adding cash or challenging the appraisal with stronger comparable sales; VA buyers can request a Reconsideration of Value. Before closing, you complete a final walk through, then sign with the title company and receive your keys.

ALASKA

Alaska specific considerations

Topic	What to know
Heating	Natural gas is common in Anchorage and much of the Mat Su; some outlying homes use oil, propane or wood. Call the utility companies and ask what the costs are for the home.
Winter access	Driveway grade, road maintenance and snow removal matter as much as square footage.
Wells and septic	Common outside city services. In the Municipality of Anchorage, a COSA is generally required at title transfer for these properties.

Topic	What to know
Seismic activity	Anchorage is in an active seismic zone. Review disclosures and ask your inspector about structural observations.
Commute	Run the real winter drive time before you buy, especially between the Valley and Anchorage or JBER.
Disclosures	Review the Alaska Residential Real Property Transfer Disclosure Statement carefully.

LET'S TALK

Ready to start your Alaska home search?

Tell me what you are looking for and your timeline. I will set up your search, connect you with lenders who close on time and walk you through every step.



Lorrie Seward

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A lifelong Alaskan since age two with more than ten years in Alaska real estate. RealTrends Verified Top Agent, ranked #4 in Anchorage by transactions based on 2025 sales data. Anchorage Daily News Best of Alaska Real Estate Professional, four years. Real Broker Elite Agent, four years. Featured on HGTV House Hunters: Grand Alaska.

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