THE NEW CONSTRUCTION *roadmap*

01 GET PRE-APPROVED

- Meet with a lender to discuss finances
- Find out how much you can afford
- Get a pre-approval letter

02 CONSULTATION & AGREEMENT

- Talk to your agent about your goals
- Go over the home buying process
- Sign a buyer's agreement

03 VISIT SALES OFFICE

- Agent will schedule appointment with the builder's sales representative
- Explore available homes and builder inventory
- Learn about the builder's process and next steps

04 VIEW LOTS AND FLOOR PLANS

- Explore available lots and floor plans
- Compare layouts and features
- Review pricing and available options

05 NEGOTIATE AND EXECUTE CONTRACT

- Review the builder's contract and terms
- Understand included features and additional costs
- Sign the contract and begin the transaction

06 HOME INSPECTIONS

- Schedule inspections at key construction stages
- Identify issues that need attention
- Review findings and address concerns with the builder

07 DESIGN CENTER

- Schedule your design appointment with the builder
- Select finishes, flooring, countertops, and other options
- Review available upgrades and personalization choices

08 HOME APPRAISAL

- Lender orders a professional appraisal
- Appraiser evaluates the home's market value
- Lender reviews the appraisal for financing

09 FINAL WALKTHROUGHS

- Complete the first walkthrough 7–10 days before closing
- Identify cosmetic or structural issues that need attention
- Complete a final walkthrough 1–2 days before closing to confirm repairs are addressed

10 CLOSING PREP AND CLOSING

- Review your Closing Disclosure and final closing costs
- Confirm title work and closing details with the title company
- Sign closing documents, receive your keys, and celebrate!

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