

CASH BUYER CHECKLIST

It's a great time to buy! If you're in the market for a home without the hassle of a mortgage and have wisely saved your money to pay cash for your next home or investment property, you've definitely got a powerful advantage in today's market. However, just because you're not subject to the same rules and regulations that are required from mortgage lenders – doesn't mean you should just sign on any dotted line. To protect your rights and best financial interests – be sure to consult with a real estate professional and follow this important checklist:

__ **Title Search:** This will show any liens on the property or title problems you might face

__ **Title Insurance:** A must-have for the cash buyer – especially when considering distressed or foreclosed properties

__ **Home Inspection:** Never buy a property without one - it's the only way to ensure you know what you are purchasing

__ **Termite Inspection:** Tiny bugs=big problems with big repair bills – don't risk not knowing

__ **Property Tax Estimate:** Know in advance what your estimated annual tax will be

__ **Appraisal:** This will help you ensure that your purchase price is at fair market value

__ **Survey:** Another important way to ensure you have accurate documentation of your property

__ **Flood Zone:** If you are in a flood zone, your insurance company may require additional coverage.

__ **Hazard Insurance:** Have the property bound with insurance from the closing date

__ **Property Disclosure Form:** This form should reflect any known property damage, lead based paint, Chinese drywall, etc. Ask your Realtor for what's appropriate for your area

__ **HOA Dues/Fees:** You'll want to know what you're getting into cost wise in terms of community dues

As a real estate professional and consumer advocate, I will always ensure that your best interests are protected. Call me anytime to discuss what you are looking for in a property and how we can get you the best possible property for your investment.