



Your Transaction Timeline

Once the offer is accepted, several tracks start moving at the same time. I will keep your actual dates visible and help you understand what is due next.

01

Acceptance + open escrow

Escrow opens after acceptance. Complete identity, contact and vesting requests, and save a trusted phone number for the escrow team.

02

Deposit + loan setup

Deliver the deposit by the contract deadline - often within three business days - and finalize the loan plan with your lender.

03

Appraisal + investigations

The lender orders the appraisal while you schedule inspections and begin reviewing disclosures, title and HOA information.

04

Repairs + insurance

Review inspection findings, decide whether to request repairs or another solution, and confirm homeowner's insurance early.

05

Contingency decisions

Review the property, appraisal and loan status with me before signing any contingency removal. Your contract sets every deadline.

06

Sign, fund + receive keys

Review final figures, sign loan documents - often about three business days before closing - and complete the final walk-through before funding, recording and possession.



Inspect, Review & Protect

This is your time to learn about the property, keep the loan and escrow moving, ask questions and make informed decisions before contractual deadlines pass.

01

General inspection

A home inspector evaluates visible systems and components. The report is a starting point and may recommend specialists for further review.

02

Specialty inspections

Depending on the home, you may consider roof, sewer or septic, chimney, pool, HVAC, pest, mold or other focused inspections.

03

Disclosures, title + HOA

Review seller disclosures, reports, title information and HOA documents carefully. Ask about anything you do not understand or that changes your plans.

04

Confirm insurance early

Make sure the property is insurable and understand the premium, deductibles and exclusions before removing applicable contingencies.

05

Keep the loan, appraisal + escrow moving

Respond promptly to lender and escrow requests, protect your credit and funds, review the appraisal and loan disclosures, and ask about any figure or document that is not clear.

Turn what you learn into clear decisions.

When the agreement allows, we can request repairs, credits or another solution. Before removing a contingency, we will review the findings, the seller's response and the status of your loan and appraisal together.



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TEMECULA | MURRIETA | MENIFEE | WINCHESTER | FRENCH VALLEY | SURROUNDING AREAS

BUYER ROADMAP

Closing Day + Life After Keys

The finish line moves quickly. I will keep the final steps organized while you stay responsive and avoid financial changes until recording is confirmed.

01

Review before signing

Compare the final loan and escrow figures with earlier estimates, ask about differences and sign only after your questions are answered.

02

Verify final funds

Call escrow at a trusted number before sending money. Never rely on an emailed change to wiring instructions.

03

Complete the final walk-through

Confirm the property is in the expected condition and agreed work appears complete. This is not a new inspection, but it is an important check.

04

Wait for recording + keys

Signing and funding are not the final step. We celebrate after escrow confirms recording and the contract's possession terms are satisfied.

After the keys are in your hand

Transfer utilities, update your address, rekey the home, save your closing documents and call me whenever you need a trusted local recommendation.