Offer to Closing Timeline

Deposit
(1% typical)

Payable to Seller with contract, immediately non-refundable, credit toward your purchase.

Due Diligence Fee

Paid to closing attorney (escrow agent) and held in escrow. Becomes non-refundable after Due Diligence Date, counts torward your purchase.

Earnest Money Deposit

Price

Due Diligence Period

Executed Contract

Due Diligence Date

Closing Date

<u>Due Diligence</u>

- **-Appraisal ($400)**
- **-Loan Underwriting**
- **-Inspections ($400 - $150 - $95)**
  - **Home - Radon - Termite - etc.**
- **-Survey ($350)**
- **-Neighborhood / Commute / Walk-Through**
- -Executed re-negotiation of terms and repairs

Estimated Closing Costs:

Seller Credit Towards buyer Expenses