

Sequential Checklist for Purchasing a Rental Property:

- Get pre-approved for financing. This is absolutely step one! Use an estimated property value in mind or estimate for the pre-approval. If you are looking to purchase multiple properties at once, make sure to get pre-approved for multiple properties up front. That doesn't mean you have to purchase multiple at once, but it will keep your options open. We have a network of excellent lenders that offer exceptional loan rates & terms. Feel free to ask for our recommendations.
- Research properties in our current inventory that fit your investment criteria. Email us any additional questions.
- If the property aligns with your investment goals, and you are serious about moving forward, the next step is to sign a purchase agreement. **You simply need to email me requesting a purchase contract to reserve the property.** This will allow you to have control over the property to ensure no other investor can purchase it. This is where the true due diligence period begins with the inspection, appraisal, title work etc.
- Send your lender a copy of the completed purchase agreement & any other documents they require.
- Wire in earnest money deposit to title company to hold in escrow (**if required**). This must be done immediately after signing. This is refundable if you exit the contract for any of the contingencies (financing, appraisal or inspection)!
- We will provide a scope of work detailing all the items that were repaired or replaced in the home upon request. If you would like to have an additional home inspection, you will need to order this within 7 days of signing a contract. Most contracts only allow for a one week inspection period to be completed. Ask us for a list of reputable inspectors.
- Once receiving the inspection back, send us a copy so we can review & make any necessary repairs. Inspections will always come back with a large list of items that could be fixed as that is the inspector's job to meticulously scrutinize every detail in the home. We will address all reasonable items that are necessary for the safety of the tenant & integrity of the home. Do not be unrealistic on the inspection result. The main point of it is to ensure there are no large items that need to be repaired immediately, and no safety items that could affect a tenant living in the home.
- Get rental insurance quotes. We have excellent insurance provider recommendations that offer competitive premiums. Initiate this within a week of signing a contract. Your lender will require this to be finalized prior to closing, and they will need a copy!
- The title company & your lender will schedule a closing date once they complete the underwriting. Make sure to be in touch with them on a date & location that you will be available to meet a mobile notary to sign the closing documents. Your spouse will also need to be present to sign the closing documents, or will likely need to sign a marital waiver in advance. Your lender will be able to clarify if this is needed. You will need to wire in the remaining necessary down payment funds 1 day prior to your scheduled closing meeting. Obtain the wire instructions from the title company! Your lender will give you the final amount needed prior.
- We highly recommend establishing another bank account to keep all rental income separate. If you want to establish an LLC holding for your real estate investments we can help coordinate. We have excellent attorney & CPA recommendations to assist.
- Within one to two weeks following closing the management company will contact you to set up your account, and get banking information on where you would like your rental income to be sent. There is a one to two week processing time on this, so please be patient.
- Pat yourself on the back & relax as you're on the way to building financial independence & long term wealth! After you catch your breath, get back to continually building your passive income portfolio! Consistency over time is the key to success!

**This is not to be considered legal, tax, investment or real estate advice in any way. This is simply a guideline to how we systematically purchase homes. Please see the appropriate licensed professionals for advice, counseling or representation.*

