



**NEW
HOME
BUYERS
GUIDE**
California Edition



Are you considering purchasing a new home in California? This comprehensive guide is designed to walk you through the entire process, from understanding loan programs to navigating escrow, ensuring that you make informed decisions every step of the way.

Assess Your Financial Situation

Before diving into the home buying process, it's essential to evaluate your financial situation. Calculate your budget, including down payment, closing costs, and monthly mortgage payments. Make sure to factor in additional costs such as property taxes, homeowners' association fees, and insurance.

Loan Programs

California offers various loan programs to assist home buyers. These include:

Conventional Loans: These are traditional loans that typically require a higher credit score and a larger down payment.

FHA Loans: Backed by the Federal Housing Administration, these loans often require a lower down payment and have more lenient credit requirements.

VA Loans: For eligible veterans and active-duty military personnel, VA loans offer favorable terms, including zero down payment options.

These home loans are the most common loans used in the home buying process. There are many different kinds of loans available to each specific situation. Always be sure to check with a certified lender.

Pre-Qualification and Pre-Approval

Before you start house hunting, it's recommended to get pre-qualified and pre-approved for a loan. Pre-qualification gives you an estimate of how much you can afford, while pre-approval involves a more detailed financial assessment by a lender.

This can strengthen your position when making offers on homes.

House Hunting

Work with highly qualified agents like Lewicki & Associates to identify properties that align with your preferences and budget. Attend open houses, view listings online, and visit neighborhoods to narrow down your choices.

Making an Offer

When you find the right home, your real estate agent will help you draft an offer. This includes the offer price, contingencies, and other terms. Sellers can accept, reject, or counter your offer, leading to negotiations until an agreement is reached.

Escrow

Once your offer is accepted, the home goes into escrow. Escrow is a neutral third-party that handles the transaction process, INCLUDING holding funds and important documents until ALL conditions are met.

Home Inspection & Appraisal

During escrow, schedule a home inspection to identify any potential issues. Additionally, the lender will order an appraisal to determine the property's value. These steps are crucial to ensure you're making a sound investment. However, if you are a cash buyer, the appraisal and loan contingencies do not apply.

Loan Underwriting

After the appraisal and inspection, your loan application undergoes underwriting. This involves a thorough review of your financial documents by the lender to finalize the loan terms.

Closing

Once the loan is approved, you'll review and sign the closing documents, including the final loan agreement and other legal paperwork. You'll also pay your down payment and closing costs.

Moving In

Congratulations! Once all the documents are signed, and funds have been transferred, you'll receive the keys to your new home. It's time to move in and enjoy your new residence!



Navigating the home buying process can be complex, but armed with this guide, you're well-equipped to make informed decisions and secure your dream home. Always consider working with experienced professionals like Lewicki & Associates to ensure a smooth and successful transaction.