

# Buyer Guide

## Financing

Getting pre-qualified

What mortgage product is best for you?

FHA/VA/USDA/Conventional/CRA/Portfolio

Your Loan Officer will help you guide and decide on what type of financing is best for your situation. As Realtors we have knowledge of the types of financing available and can generally answer questions concerning the different mortgage products. However your loan officer is your best resource for financing options, answer any questions and address any concerns you may have.

## Choosing Your New Home

Location, Location, Location

Prioritize your wants, distinguish between what are “Deal Breakers” and what you can live without. Unless you custom build your home there is not the perfect home for you which has everything you desire. There is also a good chance you may find features in a home which hadn’t occurred to you.

## Post Contract Buyer Services and Due Diligence

### Inspection and Repairs

An inspection is design to give you a reasonably accurate assessment of the condition of the house contracted. It allows you to make an informed decision as to whether and how to continue with your purchase.

### Appraisal

An appraisal is designed to provide information to the lending institution as to the value of the home being financed. Since the mortgage will be secured by the property the lender wants to make sure the property value is equal to or exceeds the loan amount.



HND Realty LLC  
421 East Iris Drive  
Suite 300  
Nashville TN 37204  
Office (615)297-7711  
Fax (615)297-7184  
www.hndrealty.com  
info@hndllc.com



# Buyer Guide

## **Title Search and Insurance**

Title search and insurance protects the Buyer and the Lending institution. The search makes sure there is nothing attached or defects to the deed, title or property which would allow another entity to claim ownership to the property in all or part.

## **Closing Cost and Pre-Paid Items**

Closing cost is expenses charged to the Buyer for title search, document preparations, local and state taxes, courier charges are among some of the fees charged to the Buyer.

Pre-paids are items typically used for escrowed items such as property taxes and hazard insurance.



HND Realty LLC  
421 East Iris Drive  
Suite 300  
Nashville TN 37204  
Office (615)297-7711  
Fax (615)297-7184  
www.hndrealty.com  
info@hndllc.com

