

# Home Purchase Timeline

Property Address • Contract to Closing: 30 Days

Prepared by Real Estate Professional

September 25, 2025

September  
25, 2025

Under Contract Date

October 25,  
2025

Expected Closing Date

30 Days

Total Timeline

## Transaction Information

Property Address: Property Address

Under Contract Date: September 25, 2025

Expected Closing Date: October 25, 2025

Loan Type: Conventional

Purchase Type: Financed Purchase

## Timeline Overview

Total Milestones: 7

Contract to Closing: 30 Days

Critical Path Items: 3

Timeline Status: On Track

## Complete Purchase Timeline & Milestones

Milestone	Description	Target Date	Status
Under Contract	Contract was signed and executed	September 25, 2025	Today
Pest Inspection	Professional pest inspection to identify any pest issues	October 02, 2025	Upcoming

Milestone	Description	Target Date	Status
Home Inspection	Comprehensive home inspection to identify any property issues	October 05, 2025	Upcoming
Repair Requests Due	Deadline to submit repair requests based on inspection findings	October 09, 2025	Upcoming
Appraisal Due	Professional property appraisal must be completed	October 18, 2025	Upcoming
Final Walkthrough	Final inspection to ensure property condition before closing	October 24, 2025	Upcoming
Closing Date	Final closing and transfer of ownership	October 25, 2025	Upcoming

### Visual Timeline Overview

1

September 25, 2025

Under Contract

Contract was signed and executed

2

October 02, 2025

Pest Inspection

Professional pest inspection to identify any pest issues

**3**

**October 05, 2025**

**Home Inspection**

Comprehensive home inspection to identify any property issues

**4**

**October 09, 2025**

**Repair Requests Due**

Deadline to submit repair requests based on inspection findings

**5**

**October 18, 2025**

**Appraisal Due**

Professional property appraisal must be completed

**6**

**October 24, 2025**

**Final Walkthrough**

Final inspection to ensure property condition before closing

**7**

**October 25, 2025**

**Closing Date**

Final closing and transfer of ownership

# Home Purchase Timeline Terms - Explained Simply

## Under Contract Date

The date when both buyer and seller have signed the purchase agreement and all contingencies are in place. This is when your timeline officially begins and earnest money is typically deposited.

## Home Inspection

A professional examination of the property's condition, including structural, electrical, plumbing, and HVAC systems. This typically occurs within 7-10 days of going under contract and may lead to repair negotiations.

## Appraisal

A lender-required assessment to determine the property's market value. The appraised value must meet or exceed the loan amount. If it comes in low, you may need to renegotiate the price or bring more cash to closing.

## Loan Approval

The final step where your lender reviews all documentation and gives final approval for your mortgage. This includes verification of employment, assets, and credit, plus review of the appraisal and title work.

## Final Walkthrough

Your last opportunity to inspect the property before closing, typically done 24-48 hours before closing. You'll verify that agreed-upon repairs were completed and the property is in expected condition.

## Closing Date

The final day when ownership legally transfers from seller to buyer. You'll sign all loan documents, receive keys, and officially become the homeowner. Plan for this to take 1-3 hours.

## Title & Insurance

Title work ensures the seller has clear ownership and there are no liens or legal issues. Title insurance protects you and your lender against any future title problems that might arise.

## Contingencies

Conditions that must be met for the sale to proceed, such as financing, inspection, or appraisal contingencies. These protect the buyer's earnest money and provide exit opportunities if conditions aren't met.



## Important Tips for Home Purchase Success

### **Stay Organized with Documents**

Keep all purchase-related documents in one place. Your lender will need employment verification, bank statements, tax returns, and other financial documents throughout the process.

### **Review All Documents Carefully**

Read every document before signing, especially the loan estimate and closing disclosure. Ask questions about any fees or terms you don't understand - it's your right as a buyer.

### **Don't Skip the Inspection**

Even in competitive markets, try to include inspection contingencies. A \$400-600 inspection can save you thousands in unexpected repairs. Focus on major systems and structural issues.

### **Prepare for Closing Day**

Bring a cashier's check for closing costs, government-issued ID, and any required documents. Plan for 1-3 hours at the title company or attorney's office.

### **Avoid Major Financial Changes**

Don't change jobs, make large purchases, or open new credit accounts during the loan process. Lenders verify employment and credit again before closing.

### **Communicate with Your Agent**

Keep your real estate agent informed of any changes or concerns. They can help navigate issues and keep the timeline on track. Don't hesitate to ask questions throughout the process.

### **Plan for Delays**

Build buffer time into your timeline. Weather, lender delays, or inspection issues can push closing dates. Have backup plans for temporary housing if needed.

### **Get Homeowners Insurance Early**

Shop for homeowners insurance immediately after going under contract. You'll need a policy in place before closing, and it may take time to get the best rates.

### **Red Flags That Could Delay Closing**

• Appraisal comes in lower than purchase price • Major inspection issues discovered • Lender requests additional documentation • Title issues or liens discovered • Employment or income changes • Credit score drops • Interest rates increase significantly

### **Signs You're On Track for Successful Closing**

• Pre-approval letter from qualified lender • Clean home inspection or agreed-upon repairs • Appraisal meets or exceeds purchase price • All contingencies removed on schedule • Homeowners insurance secured • Final loan approval received • Clear title confirmed

**This timeline is for informational purposes only and should not be considered as professional advice.**

Actual dates may vary based on lender requirements, market conditions, and unforeseen circumstances. Always verify timelines with your lender, agent, and title company.

**Report prepared by Real Estate Professional**

Generated on September 25, 2025