

The 10 Steps to Buying a House VS a HUD Home



I want to buy this house from Mr. and Mrs. Jones!



I want to buy this HUD house! Then put in an offer through a HUD registered RE agent.



You go to the bank.



Attorney needs to be hired immediately because HUD's clock is ticking!!



Bank sends appraiser to the house.



If the house looks like it needs repairs, then get estimates for **before going to bank!**



Appraiser says to fix sheetrock & xyz in order to get a mortgage.



If you're paying cash - rest easy until closing! **If you're getting a mortgage - ask bank for a FHA 203K or a conventional loan with a rehab component. HUD won't let you fix anything before closing!!**



Commitment letter issued from bank contingent upon the fixes being made **and THEN attorney starts legal work.**



Bank sends appraiser out.



Buyer and seller work out who fixes and who pays for what.



Appraiser determines "after repair" value to see if the house as it is now PLUS your repair estimates equal each other.



House gets fixed.



Attorney finishes legal work.



Appraiser checks and says ok!



House closes and THEN the contractor starts the repairs!



Bank & attorney finish legal work.



Bank releases the money held in escrow and pays the contractor.



House closes!



Now you can really enjoy your new home!

Questions? Call Adolfi RE at 315-695-6434!