Coronado Home Buyer Checklist

From pre-approval to your first month: what to do, in order.

Before you shop

- [ ] Get a pre-approval letter from a lender.
- [ ] Decide the monthly payment you are comfortable with, including property tax, insurance and any HOA dues.
- [ ] Write a must-have list and a nice-to-have list.
- [ ] Look up typical values and recent price changes in the areas you like.

Touring homes

- [ ] See each home on a weekday and on a weekend if you can.
- [ ] Check the age and condition of the roof, water heater, furnace and windows.
- [ ] Ask about HOA dues, special taxes and any planned assessments.
- [ ] Look for signs of water damage, cracks or uneven floors and ask about them.
- [ ] Ask what is included in the sale.
- [ ] Ask whether the address is in the coastal zone, and whether any coastal permit could apply to your plans.
- [ ] Ask whether the home is a designated historic property, and whether a Mills Act contract applies.

Making an offer

- [ ] Review recent sales of similar nearby homes with your agent before you choose a price.
- [ ] Agree with your agent on the deposit, contingencies and timeline.
- [ ] Have your pre-approval and proof of funds ready with the offer.

Under contract

- [ ] Get the deposit to escrow by the date in the contract.
- [ ] Book the home inspection and the pest inspection right away.
- [ ] Go through the disclosures and the title report with your agent.
- [ ] Line up insurance before you remove contingencies.
- [ ] Respond quickly to lender requests, and avoid new debt or large purchases until closing.

Closing and after

- [ ] Walk the home before signing and check the repairs.
- [ ] Sign the loan documents and the Preliminary Change of Ownership Report at escrow.
- [ ] After you get the keys: change the locks, set up utilities and test the alarms.
- [ ] Claim the homeowners' exemption and expect a supplemental tax bill in the months after closing.

Rudy Flores, Real Estate Strategist · Coldwell Banker West · (619) 392-6714 · CalDRE #02257808 · Responsible Broker CalDRE #01481919 · Equal Housing Opportunity

Preferred lender: Rodrigo Ballon, CrossCountry Mortgage, 858-735-0255. You are always free to choose any lender you like.