



Live. Love. COS. Homebuyer Checklist

Your step-by-step guide to buying with clarity and confidence in Colorado Springs

Before You Start

- ✓ Define your must-haves & nice-to-haves (bedrooms, location, garage, etc.)
- ✓ Know your timeline (do you need to move ASAP or can you take your time?)
- ✓ Choose your Realtor (you've already got that part covered 🤔)

Step 1: Get Pre-Approved

- ✓ Connect with a trusted lender (I recommend Blake Paschal at Bay Equity)
- ✓ Understand your budget, monthly payments, and loan options
- ✓ Get your pre-approval letter ready for when we find the one

Step 2: Start Your Search

- ✓ I'll send you curated listings that match your needs
- ✓ We'll schedule private showings and keep refining based on what you like
- ✓ Keep notes on what feels like "home" vs. what's not the right fit

Step 3: Make an Offer

- ✓ Once we find the right home, I'll guide you on offer strategy
- ✓ We'll talk price, timelines, contingencies, and negotiation goals
- ✓ I'll write and submit your offer with your best interest at heart

Step 4: Under Contract → Closing

- ✓ Complete inspection (and request repairs if needed)
- ✓ Order appraisal (handled by lender)
- ✓ Final loan approval (aka "clear to close")
- ✓ Schedule closing + final walk-through
- ✓ Sign papers, get keys, pop the bubbly (or sparkling water 🥂)

Step 5: After Closing

- ✓ Set up utilities, change your address, and move in
- ✓ Ask me for my moving checklist, local vendor list, or favorite pizza places

- ✓ Stay in touch—my clients become friends, and I'm here for anything that comes next

Bonus Tips

- ✓ Don't make any big purchases or open new credit lines while under contract
- ✓ Stay in close contact with your lender and me—we'll keep things smooth
- ✓ Ask questions. Seriously. No such thing as too many!

Ready to Get Started?

- ✓ Let's schedule your free buyer consult so I can learn more about your goals and walk you through what comes next:
- ✓ 📞 Schedule a call: <https://www.redfin.com/agent/karen-darilek>