



CASH BUYER CHECKLIST

It's a great time to buy! If you're in the market for a home without the hassle of a mortgage and have wisely saved your money to pay cash for your next home or investment property, you've definitely got a powerful advantage in today's market. However, just because you're not subject to the same rules and regulations that are required from mortgage lenders – doesn't mean you should just sign on any dotted line. To protect your rights and best financial interests – be sure to consult with a real estate professional and follow this important checklist:

- Title Search:** This will show any liens on the property or title problems you might face
- Home Inspection:** Never buy a property without one - it's the only way to ensure you know what you are purchasing
- Property Tax Estimate:** Know in advance what your estimated annual tax will be
- Survey:** Another important way to ensure you have accurate documentation of your property
- Hazard Insurance:** Have the property bound with insurance from the closing date
- HOA Dues/Fees:** You'll want to know what you're getting into cost wise in terms of community dues
- Title Insurance:** A must-have for the cash buyer – especially when considering distressed or foreclosed properties
- Termite Inspection:** Tiny bugs=big problems with big repair bills – don't risk not knowing
- Appraisal:** This will help you ensure that your purchase price is at fair market value
- Flood Zone:** If you are in a flood zone, your insurance company may require additional coverage.
- Property Disclosure Form:** This form should reflect any known property damage, lead based paint, Chinese drywall, etc. Ask your Realtor for what's appropriate for your area

As a real estate professional and consumer advocate, we will always ensure that your best interests are protected. Call us anytime to discuss what you are looking for in a property and how we can get you the best possible property for your investment.

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