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Seller Timeline

You are under contract...what's next?

Within 7 -10 days after ratification

- Begin gathering any warranties or invoices from any updates you've had done to leave with new homeowners.
- Buyer and Seller will perform home inspection, as well as any other inspections as agreed upon in contract
- Buyer may have survey completed on the property
- If your property is in a flood zone, an elevation certificate may be requested
- Set up information with settlement attorney
- Consider PICRA (property inspection contingency removal addendum) sent with any repairs requested from buyer.

After PICRA items ratified

- Appraisal will be ordered and listing agent contacted to schedule

Within 14-21 days after PICRA ratified

- Appraisal is due back from the appraiser
- Buyer submits remaining paperwork to lender for final underwriting approval

Within 3-5 days after receipt of appraisal

- Buyer Underwriter should be done clearing any conditions and issuing clear to close
- Transfer utilities out of your name to begin day after scheduled closing date

24 - 72 hours prior to closing

- Verify utilities are transferred into your name
- Buyer will Schedule walk through on the property
- Listing agent will confirm scheduled closing with your closing attorney
- Closing attorney will send Closing Disclosure of credits and debits
- Make arrangements with closing attorney to wire funds from closing

Day of Closing

- Bring your photo id, certified check or wire receipt, your license and, if applicable, an original POA to closing