

FIRST-TIME HOMEBUYER CHECKLIST

The Ultimate First-Time Homebuyer Checklist

Your step-by-step guide to a frictionless closing.



INTRODUCTION & PREP

Welcome to the journey.

Buying your first home is a massive milestone, but the process can feel overwhelming. Paperwork, wire transfers, inspections, and title searches - it's a lot to manage.

At Propy, we believe your closing should be exciting, not stressful.

We created this checklist to give you a crystal-clear roadmap from your first Zillow search to the moment you get your keys.



Let's get you home.

The Foundation

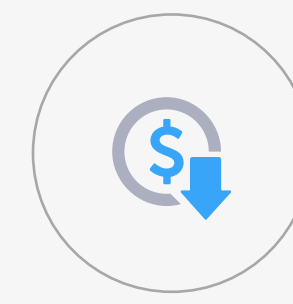
1-3 Months Out

Before you fall in love with a house, you need to know exactly what you can afford.



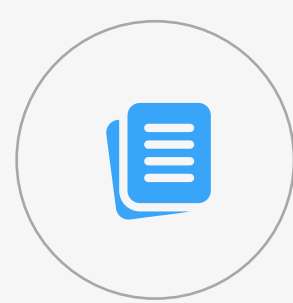
Check Your Credit Score:

Pull your credit report and correct any errors. Don't open any new credit cards or take out car loans right now!



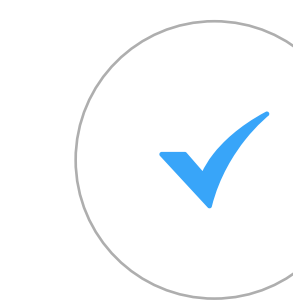
Save for the Upfront Costs:

You will need funds for the Down Payment, Closing Costs (usually 2-5% of the loan amount), and your Earnest Money Deposit (EMD).



Gather Your Documents:

Lenders will want to see W-2s, recent pay stubs, tax returns (last 2 years), and bank statements.



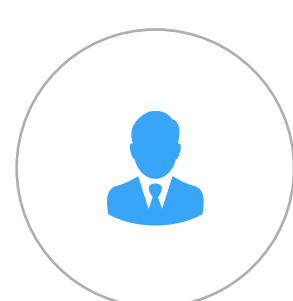
Get Pre-Approved:

A pre-approval is a firm commitment from a lender. It tells sellers you are a serious buyer with verified funds.

PHASE 2:

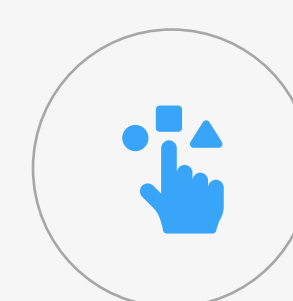
Build Your Team

A smooth transaction requires local experts who have your back.



Hire a Great Real Estate Agent:

Find an agent who knows your target Alabama neighborhoods inside and out.



Choose Your Title & Escrow Company:

You have the right to choose who handles your closing. Tell your agent you want to close with Propy Title & Escrow for bank-level security, wire fraud protection, and mobile-friendly updates.

Finding "The One"



Make a Competitive Offer:

Work with your agent to draft an offer based on recent comparable sales (comps) in the area.



Tour Homes:

Take photos, check the water pressure, look at the roof, and visit the neighborhood at different times of the day.



Define Your Must-Haves vs. Nice-to-Haves:

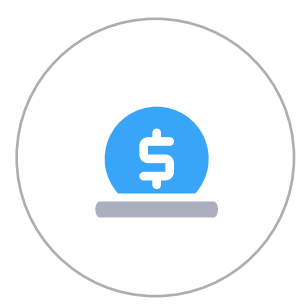
Be realistic about what you absolutely need (e.g., 3 bedrooms, specific school district) versus what you can compromise on (e.g., paint colors).

PHASE 4:

Under Contract

Welcome to Escrow!

Your offer was accepted! Now the clock starts ticking.

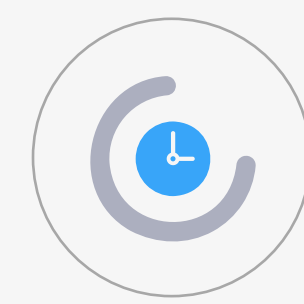


Submit Your Earnest Money Deposit (EMD):

This is a "good faith" deposit showing you are serious.



Propy Perk: No need to drive a paper check across town. With Propy, you can submit your EMD securely from your phone in minutes.



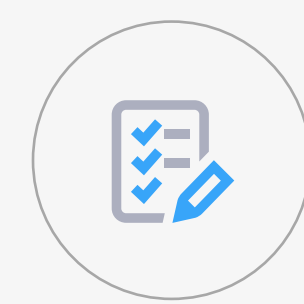
Schedule a Home Inspection:

Hire a licensed inspector to check the home's foundation, roof, plumbing, and electrical systems.



Negotiate Repairs:

If the inspection reveals issues, your agent can help you ask the seller for repairs or a credit.



The Appraisal:

Your lender will order an appraisal to ensure the home is actually worth the amount you are borrowing.

The Title Search

Our Specialty

While you are packing boxes, the team at Propy is working behind the scenes to protect your investment.



Title Search:

We scour Alabama public records to ensure the seller legally owns the property and that there are no hidden liens, unpaid taxes, or claims against the house.



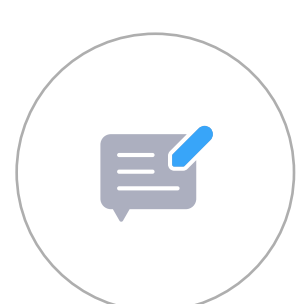
Title Insurance:

We issue a Title Insurance policy. This is your ultimate shield—it protects your ownership rights for as long as you own the home.

PHASE 6:

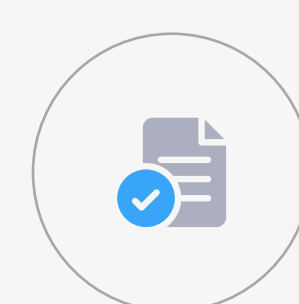
Clear to Close

You are days away from the finish line.



Review the Closing Disclosure (CD):

You will receive this document 3 days before closing. It breaks down your exact loan terms, monthly payment, and final closing costs.



The Final Walkthrough:

Visit the house 24 hours before closing to make sure it's in the agreed-upon condition and all repairs were made.



Secure Your Funds for Closing:

You will need to wire the final closing funds to escrow.

Propy Security Warning:



Wire fraud is a massive threat in real estate. Hackers send fake emails pretending to be your title company. Never wire funds based on an unverified email. At Propy, we use encrypted, bank-level portals to send your wire instructions safely.

Getting the Keys

It's time to make it official!



Bring Your ID:

Bring two forms of unexpired, government-issued ID (like a Driver's License and Passport).



Sign the Paperwork:

Be prepared to sign your name... a lot. Your Propy Escrow Officer will walk you through every document so you know exactly what you are signing.



Celebrate:

The loan funds, the deed is recorded with the county, and the keys are yours!

Closing should be a celebration, not a headache.

At Propy & Escrow Alabama, we use cutting-edge technology to keep your money safe, keep you updated 24/7, and get you to the closing table on time.

[Ready to start your journey?](#)

Tell your agent you want to close with Propy.