

## INSPECTION:

- At inspection, have your “due diligence” documents out for buyer
- These are any manuals, insurance claims, surveys, or info on the home in your possession
- Also, receipts for work done, or anything that pertains to the home

## APPRAISAL:

- Home should be picked up but doesn't have to be “show ready”
- Appraisers realize you are moving
- Animals cannot be loose
- Appraisals take 5 to 7 business days to be completed

## UNDER CONTRACT OR PENDING:

- Once you are under contract, it will be placed as “Under Contract” in the MLS as we have to put in the status change.
- “Under Contract” – your property will still be viewed on public sites as “Active”
- We can accept “Back Up” contracts with this status
- You MAY or MAY NOT receive requests to show, it is up to you to allow showings or not
- Once INSPECTIONS AND APPRAISALS are done, your status will change to “Pending”
- Your property will not longer be seen on public sites as “Active”
- You will not receive any request to show

## PAY OFF INFORMATION FOR YOUR LOAN:

- You will receive a request for this information from the title company or from us. This will be through email. You can email the title company with this or call them. You will need the loan number and phone number for your lender. This is needed because the title company pays off your loan at closing.
- Your payoff will be MORE THAN THE AMOUNT ON YOUR STATEMENT. Your statement will not reflect the interest owed from the last statement to the time you close

## HOW TAXES ARE PAID IN COLORADO:

- You will owe taxes in the year you sell your property. You have only paid the previous year taxes in full.
- If you pay your taxes in an escrow account, the title company must pay your taxes in full. Once the lender receives their payment in full, they have up to SIX WEEKS to reimburse you for all your escrows.
- You get the money back, just later. You must provide the title company a forwarding address at closing for this reason.