Coronado Home Buyer Checklist

From pre-approval to your first month: what to do, in order.

Before you shop

- [ ] Get a pre-approval letter from a lender.
- [ ] Decide the monthly payment you are comfortable with, including property tax, insurance and any HOA dues.
- [ ] Write a must-have list and a nice-to-have list.
- [ ] Read the market reports for each area you are considering.

Touring homes

- [ ] Visit at different times of day and note noise, traffic and parking.
- [ ] Ask how old the roof, water heater, heating and cooling and windows are.
- [ ] Ask about HOA dues, special taxes and any planned assessments.
- [ ] Note stains, cracks or sloping floors and raise them with the inspector.
- [ ] Confirm what stays with the home.
- [ ] Ask whether the address is in the coastal zone, and whether any coastal permit could apply to your plans.
- [ ] Ask whether the home is a designated historic property, and whether a Mills Act contract applies.

Making an offer

- [ ] Compare sold homes nearby before you decide what to offer.
- [ ] Decide the deposit, the contingency periods and the closing date.
- [ ] Have your pre-approval and proof of funds ready with the offer.

Under contract

- [ ] Get the deposit to escrow by the date in the contract.
- [ ] Book the home inspection and the pest inspection right away.
- [ ] Go through the disclosures and the title report with your agent.
- [ ] Line up insurance before you remove contingencies.
- [ ] Respond quickly to lender requests, and avoid new debt or large purchases until closing.

Closing and after

- [ ] Do the final walk-through and confirm agreed repairs.
- [ ] Sign at escrow, including the ownership report for the county assessor.
- [ ] On day one, re-key the locks, arrange utilities and check smoke alarms.
- [ ] Claim the homeowners' exemption and expect a supplemental tax bill in the months after closing.

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Preferred lender: Rodrigo Ballon, CrossCountry Mortgage, 858-735-0255. You are always free to choose any lender you like.