FIRST-TIME BUYER CHECKLIST · SOUTH CAROLINA

From pre-approval to the keys

Check things off as you go. Every item comes from the First-Time Buyer FAQ at localrealtorian.com/first-time-buyer-faq.

1 Before you start touring

- [ ] **Get pre-approved** with a lender before you start touring seriously, so you know what price range works.
- [ ] **Compare two or three lenders** within a short window. The CFPB says mortgage credit checks within 45 days count as a single inquiry.
- [ ] **Sign a written buyer agreement** with your agent before touring homes together. Its compensation terms are negotiable.
- [ ] **Ask about SC Housing programs** (Homebuyer Program and Palmetto Home Advantage). Confirm current limits at schousing.sc.gov.
- [ ] **Veterans:** ask your lender whether you're exempt from the VA funding fee.
- [ ] **Review your Loan Estimate line by line** with your lender early, so your cash to close isn't a surprise.

2 Making an offer

- [ ] **Look at recent comparable sales** with your agent so your price is based on data.
- [ ] **Decide what to ask for** besides price: a seller credit toward closing costs, your closing date, repairs.
- [ ] **Read the seller's disclosure** (Residential Property Condition Disclosure Statement), if one is provided.
- [ ] **List any items you want to stay**, like the refrigerator, washer and dryer, in the contract.
- [ ] **Set up your earnest money payment** as soon as the offer is accepted, and note the deadline.
- [ ] **If the seller counters,** watch the counteroffer deadline. Your original offer is no longer on the table.

3 Under contract: due diligence

- [ ] **Write down your due diligence deadline**. Everything below has to happen before it.
- [ ] **Schedule the home inspection** right away, plus any specialists like a roofer or electrician.
- [ ] **Consider a radon test.** The EPA recommends fixing homes at or above 4 pCi/L.
- [ ] **Get homeowners insurance quotes** early. Inspection findings can change your premium.
- [ ] **Request the HOA documents**: covenants, restrictions, fees and any pending assessments.
- [ ] **Send a focused, written repair request** covering safety items and major systems.
- [ ] **Track the appraisal date** with your lender and agent.

REALTORIAN

FIRST-TIME BUYER CHECKLIST · SOUTH CAROLINA

Closing day and after

4 Keep your loan on track

- [ ] **Talk to your lender before changing jobs.** Lenders verify employment within 10 business days of closing.
- [ ] **Hold off on new credit**: no furniture financing, store cards or car loans until after closing.
- [ ] **Tell your lender before any utility credit check**, and ask whether it's a hard or soft inquiry.
- [ ] **Keep your closing funds where they are.** Ask your lender before big payments, transfers or deposits.
- [ ] **Make sure your name matches** your photo ID on your loan documents, title and deed.

5 Closing week

- [ ] **Review your Closing Disclosure.** You must receive it at least three business days before closing.
- [ ] **Confirm wiring instructions by phone** using a number you already trust. Never act on an email saying the instructions changed.
- [ ] **Ask your bank** about wire cutoff times and limits a few days early.
- [ ] **Schedule utilities** to start on closing day. Some providers need notice or a deposit.
- [ ] **Do the final walkthrough** (within 48 hours of closing): run faucets, flush toilets, check under sinks, test the heat and air and the appliances, and look for move-out damage.
- [ ] **Bring your photo ID** and your questions. The closing attorney's office will walk you through each document.

6 After you move in

- [ ] **Apply for the 4% legal residence assessment** with your county assessor. It isn't automatic. Greenville County's deadline is January 15.
- [ ] **Gather the documents**: SC driver's license, SC vehicle registration at the new address, Social Security cards or birth certificates, and your tax return.
- [ ] **Expect a new tax bill.** The seller's 4% rate doesn't transfer, and the home is reassessed when it sells.
- [ ] **Keep your closing documents** together, along with any marriage or name change paperwork.

Questions along the way?

Call or text David anytime. That's what he's here for.

(828) 582-9506
David@DavidColeRE.com
localrealtorian.com

General information for buyers in South Carolina, not legal, tax or financial advice. Contracts, loan programs and county deadlines change. Confirm the details of your purchase with your agent, closing attorney, lender and county assessor.