



# You've Found Your Dream Home. Now What?

**You may have fallen in love with the location or the home itself.** You're excited and ready to jump in but before you do, here are some tips to help ensure a smooth transaction.



## **Beware of Easements, Rights of Ways or Property Claims**

Property owners are required to notify prospective buyers of any easements, plus the title search should show these recorded rights. If you find that there are loans made or judgments against the property, or that there is a competing ownership claim over the home, you could find yourself in a legal mess. Consulting with a lawyer is always advisable.



## **Negotiate with Current Tenants**

New ownership doesn't mean the terms of the tenant's lease are now canceled, even when ownership of the property changes hands. Even if you don't want tenants, you can't unlawfully evict them, nor increase rent or otherwise change the terms of the pre-existing lease.



## **Prepare for Closing**

First-time home buyers may be surprised by the variety of fees and costs associated with closing. Closing costs can run upwards of \$5,000 or more, depending upon the value of the home. Ahead of the date, you'll want to review your closing disclosure for any discrepancies and prepare any paperwork the lender requires to be brought to the closing.



## **Ensure Agreed-Upon Repairs Are Done**

The home may have some issues that need to be fixed, and often the responsibility for repairs is negotiated between owner and buyer, based upon a professional home inspection. In the case that the seller is to make repairs, you or a professional will need to inspect the property to make sure that the repairs have been completed.



## **Get in Touch with a LegalShield Lawyer Today!**

Buyers should exercise caution when going through the process of buying a home. Speak to a LegalShield lawyer about any legal issue that may arise when purchasing a home.

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