

Military Home Buying Checklist

If you need to sell a home before your move and/or find a home at your new location, contact Mil PCS, Inc. to discuss your move with our relocation professionals. Our team has years of experience with both the military and real estate all across the country, and can provide valuable insights to hopefully make your move as smooth and stress-free as possible! And absolutely FREE to use...

When you contact us early, we'll be in constant touch with both you and your real estate agents throughout the entire process. If you're "selling-by-owner", we've got tremendous ideas that you won't want to miss out on!

Mil PCS, Inc.

At least 3 months before your projected move:

- 1. Contact Mil PCS, Inc.** to discuss your relocation and your real estate goals and objectives. Our team of professionals have bought and sold homes all over the country and can provide valuable insight to the process.
- 2. Determine your budget.** You want to be realistic about your home purchase and your quality of life, but more often than not your home will be one of the best-performing investments you have. For that reason, a larger investment will result in a larger return—it all depends on the local market and that is why we have the top real estate professionals in the local markets in our network to guide you and ensure you get the right house at the right price.
- 3. Start your financial preparations.** In most areas, a pre-qualification letter from a reputable lender is required to submit an offer on a property, and in some cases to even look at a property. This is normally a pretty easy process and can usually take as little as 15-60 minutes. You'll need your last couple years of W-2s, last couple months of pay stubs (LESs), and last couple months of bank statements. It's often easiest simply to use your current banker for the pre-qual letter, but that doesn't mean you *have* to use them for your mortgage.
- 4. Schedule your house-hunting trip.** It's usually best to allow for more time (4-5 days not including travel) than just a "quick-trip". If you have extra time, it is easily filled researching schools for your kids, meeting your new unit and supervisor, and just generally getting familiar with the area. Our program at **Mil PCS, Inc.** will optimize your time and make this trip extremely efficient and useful.

After (or during) your house-hunting trip:

- 5. Make an offer and schedule a closing date.** This can be a stressful time, but also very exciting. The **Mil PCS, Inc.** network of agents will guide you through it and relieve as much stress as possible. Once your offer is accepted, this will allow you to move forward with scheduling your move, making arrangements back home, as well as "getting ahead" making arrangements in you new location.

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www.militarypcs.org

1-888-227-9208 -- toll free

6. Inspections! Discuss this process with your Mil PCS, Inc. network agent! They have the local expertise on who to use for your home inspection—all inspectors are *not* created equally, and a bad inspector could sour the deal or cost you thousands of dollars. A good inspector can *save* you thousands of dollars.

7. Start researching lenders. As we mentioned earlier, we've had great success over the years using local lenders, but that is simply another option. We've always preferred having somebody that we could speak to face-to-face, but in today's age of technology, all of your financing needs can be met through email, faxes, and overnight mail.

After or near your closing date:

8. Begin notifying all applicable agencies. Insurance companies, creditors, US Postal Service, friends and family, etc. all we need to be notified of your new address. Missing a credit card or car payment while you're in transition can be a big hassle.

9. Save all your documents. Tax codes are constantly changing, but many of your closing costs and relocation expenses can be tax deductible. A move during tax season (Spring) can be extremely challenging—if you have all of your documents saved and organized, it will eliminate a huge hassle!

10. Enjoy your home! You and your family have endured a stressful time, and you deserve to enjoy it! And please let us know how it all went. Even though we will be in contact with you throughout the process, your feedback to us is invaluable and we will use it to help other military members and their families.