List It Yourself

LISTITYOURSELF.NET

YOUR PATH FROM OFFER TO CLOSING

What Happens After You Accept an Offer

Accepting the offer isn't the finish line — it's the start of the final stretch. Here's the roadmap of what comes next. From a licensed broker with 40+ years of experience.

Between "we have a deal" and handing over the keys is a period of steps and deadlines. It follows a logical sequence, and thousands of by-owner sellers navigate it every year. Use this to know what's coming and stay on top of it. **Check each step as you complete it.**

1. The deal gets underway

- [ ] **Contract becomes binding** — both sides are committed to the agreed terms.
- [ ] **Earnest money** goes into escrow with a neutral third party.

2. The contingency period (watch these deadlines)

- [ ] **Inspection** — buyer inspects; you work through any requests
- [ ] **Appraisal** — if financed, confirms the home's value
- [ ] **Financing** — buyer's loan goes through underwriting
- [ ] **Title work** — confirms clear ownership to transfer

3. Getting to the finish

- [ ] **Prepare for your move** — coordinate timing, utilities, and logistics early.
- [ ] **Final walkthrough** — buyer confirms the home's condition before closing.
- [ ] **Review the settlement statement** — check every figure before you sign.
- [ ] **Closing day** — sign, mortgage is paid off, net proceeds come to you, keys change hands.

Your main jobs: track the deadlines in your contract, respond promptly, work through inspection and appraisal reasonably, and lean on your title company or an attorney where it gets technical. Stay organized and you'll move from accepted offer to closing table smoothly.

Want a step-by-step guide through closing?

The List It Yourself packet walks you through the entire closing process — plus everything else you need to sell your home yourself with confidence, specific to your state.

Get the Packet — $147 · listityourself.net

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