

UNDER CONTRACT: WHO NEEDS ACCESS & WHY?

A Little Flexibility Helps Keep the Closing Moving. ♥

EXPECT SOME IMPORTANT APPOINTMENTS



INSPECTIONS

The buyer may need access to complete inspections allowed under the contract.



APPRAISAL

If applicable, the appraiser will need access to evaluate the property.



SURVEY-RELATED APPOINTMENTS

Access may be needed to complete work associated with the property survey.



FINAL WALKTHROUGH

Before closing, the buyer will typically have an opportunity to confirm the property's condition.



SOME APPOINTMENTS HAVE DEADLINES. OTHERS HAVE LIMITED SCHEDULING FLEXIBILITY.

Third-party availability and contractual timelines can sometimes make scheduling challenging. Your cooperation and flexibility can help us complete necessary appointments on time and keep the transaction moving forward. ♥

ACCESS TODAY.
A SMOOTH CLOSING
TOMORROW.



*Let's Work
Together for a
Successful Closing!*



INSPECTION

Buyer may schedule and complete inspections.



APPRAISAL

Appraiser evaluates the property (if applicable).



SURVEY

Survey-related work may require access.



BUYER VISIT

Buyer may return for measurements, planning or contractor quotes.



FINAL WALKTHROUGH

Buyer confirms property condition before closing.



CLOSING DAY!
The Finish Line!



**A GOOD RULE OF THUMB:
EXTEND THE SAME REASONABLE COOPERATION
YOU WOULD HOPE TO RECEIVE.** ♥



IT'S STILL YOUR HOME

You remain the owner of your property right up until closing and continue to have rights regarding access to your home.

At the same time, the sales contract provides for certain access needed to complete important transaction activities.

WHAT ABOUT EXTRA BUYER VISITS?

Sometimes buyers ask to return to the property before closing to:



MEASURE
ROOMS



PLAN FURNITURE
PLACEMENT



MEET WITH
CONTRACTORS



OBTAIN
ESTIMATES



PREPARE FOR WORK
AFTER CLOSING

These additional visits are generally different from required contractual appointments.

FLEXIBLE DOESN'T MEAN UNLIMITED



**REASONABLE REQUESTS?
LET'S TRY TO
ACCOMMODATE THEM.**

**EXCESSIVE OR DISRUPTIVE
REQUESTS? WE'LL
ADDRESS THEM.**

The goal is not to create a constant flow of traffic through your home. If requests become unreasonable or overly frequent, we'll have a conversation about the best way to manage them.

WHY COOPERATION MATTERS



A real estate transaction involves two parties working toward the same finish line.



Maintaining a reasonable, cooperative relationship can be valuable if we need flexibility, consideration, or cooperation from the buyer later in the transaction.



**OPEN THE DOOR. KEEP COMMUNICATING.
KEEP MOVING TOWARD CLOSING.**

*I'll Keep You Informed. You Keep Me Informed.
Together, We'll Manage the Process.*



There will inevitably be some disruption between contract and closing.

**Thank you in advance for your patience,
communication, and flexibility** as we work together toward a successful closing. ♥