

RECOMMENDED TIMELINE

HOME SEARCH & PURCHASE

Speak with a mortgage broker or lender
(1 - 3 weeks)

Hire a real estate attorney
(3 days - 2 weeks)

Find your new home and make an offer
(1 - 4 months)

Negotiate the offer
(2 days - 2 weeks)

Schedule and conduct an inspection
(1 - 2 days)

Have your attorney conduct due diligence
(2 weeks)

Sign the contract!
(5 - 7 business days)

Apply for a mortgage and receive a commitment
(3 - 6 weeks)

Submit your co-op/condo application package
(10 - 20 business days or within 3 days of receiving mortgage commitment)

Meet for a board interview
(1 week - a few months)

Receive board approval
(1 week - a few months after interview)

Schedule a closing
(2 weeks after approval)

Keys are in hand

RENOVATION TO-DO LIST

Paying for your renovation.
Look into a construction-to-permanent loan.

Consider the kind of renovation you can afford, both financially and timewise.

Educate yourself on the costs involved and begin to understand the moving parts of a renovation.

Learn about what will be possible to change, given existing conditions.

Ask your attorney to review the alteration agreement.

Post your project to Sweeten and find a general contractor.

Reach out to your contractor(s) and set up site visits.

Negotiate the terms of the renovation budget, timeline, and other contractual details.

Once your closing is scheduled, **alert your contractor.**

Sign the contract with your Sweeten contractor.