Home Buyer Guide – Northern Michigan

Step 1: Initial Planning & Goal Setting

Decide why you’re buying, preferred locations, must-haves versus nice-to-haves, timeline, and long-term plans.

Step 2: Financial Preparation

Review credit, determine budget comfort, save for down payment and closing costs, and gather financial documents.

Step 3: Get Pre-Approved

Connect with a trusted local lender, explore loan options, understand rates, and obtain a pre-approval letter.

Step 4: Choose the Right Agent

Work with an experienced local agent who understands negotiations, inspections, and market trends.

Step 5: Home Search

Tour homes, evaluate condition and location, review taxes and utilities, and consider long-term value.

Step 6: Making an Offer

Review comparable sales, determine price and terms, include contingencies, and negotiate as needed.

Step 7: Inspections & Due Diligence

Schedule inspections, review reports, negotiate repairs or credits, and proceed with underwriting.

Step 8: Appraisal & Loan Approval

Appraisal confirms value, lender finalizes approval, and conditions are satisfied.

Step 9: Final Walk-Through

Confirm property condition and agreed-upon repairs before closing.

Step 10: Closing Day

Sign documents, receive keys, and celebrate homeownership.

Lew | Five Star Real Estate Leaders
Serving Northern Michigan • Local Expertise • Trusted Guidance