EVERYTHING IDAHO WITH JORDAN
TREASURE VALLEY REAL ESTATE

Idaho Homebuyer Checklist

Your practical guide from preparation to closing. Check off each step as you go.

Prepare your finances

- ☐ Set a comfortable monthly budget including taxes, insurance and maintenance.
- ☐ Review credit, savings, down payment and closing costs.
- ☐ Get lender preapproval; ask about Idaho Housing assistance and eligibility.

Find your home

- ☐ Interview an Idaho real estate agent and review the written buyer agreement and compensation.
- ☐ Set location, commute, features and price priorities.
- ☐ Tour homes; review HOA rules, utilities and property disclosures.

Make an offer

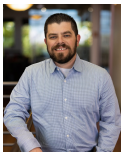
- ☐ Review comparable sales, offer terms, earnest money and deadlines.
- ☐ Discuss financing, inspection and appraisal contingencies before signing.

Complete due diligence

- ☐ Schedule inspections and review findings; investigate title, water rights or septic where relevant.
- ☐ Meet lender deadlines, arrange insurance and review appraisal.
- ☐ Review closing disclosure when applicable and confirm funds with title using a verified phone number.

Close and move in

- ☐ Complete final walkthrough and confirm agreed repairs.
- ☐ Sign closing documents; confirm recording and possession timing before moving in.
- ☐ Transfer utilities and keep closing records.



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General educational guidance. Contract terms, deadlines and professional advice govern your transaction. Equal housing opportunity.