

Since 1955



PINE VIEW HOMES, INC.

Home Buying Process

1. **PREQUALIFY** – meet with a loan officer and have them run a tri-merge credit report. Find out what your scores are and what they mean. If you have any credit issues, the loan officer can provide credit counseling on the spot. Doing this first can alert you to any potential credit issue you might have. There are several loan programs available. Please make sure you speak to your loan officer about the difference between an end loan, construction loan, VA, USDA & RD. If you need a suggestion for a bank, please ask for our bank list. (1 day)
2. **PICK OUT A HOME** – Once you're prequalified, it's time to select a home! Are you looking for a single wide, double wide or modular? You want to make sure you get the features you want and stay within your budget. The easiest way to get your wish list quoted and priced is to give your salesperson a list of items you are looking for. Your salesperson will be able to tell you if those items are available and provide you with a list of options & the pricing. This step could take several weeks. Once you decide on a home you will need to find contractors and/or land if needed. Gather quotes for all necessary site work. Please ask your salesperson for the contractor planning document if they haven't already given it to you. (up to 4 weeks)
3. **PURCHASE & SALE AGREEMENT** – Once you have selected the home, it's time to put the deal in writing. Our P&S agreement includes the cost of the home, closing costs, sales tax (for double & single wide homes only) and site work quotes. All site work quotes must be written with an explanation of work to be done. If you have an end loan none of the contractors will be paid until the loan has closed with the bank. Please make sure that any site work deposits of \$1,000 or \$2,000 are reflected on your site work quotes. Floor plan and home order will be finalized during purchase & sale agreement signing. \$500 will lock in the price of the home for 60 days and another \$500 is required to order the home. (depends on how fast you get the site work quotes together)
4. **LOAN APPLICATION** – You can't do a loan application until you have the P&S agreement. At this point, you meet with the loan officer and they collect necessary documentation. The loan application gets submitted to underwriting for approval. The loan officer also orders the appraisal and title commitment. Once we have the loan commitment, appraisal and title commitment, the home can be ordered. Once application is finished and approved it is time to get your building permits and start groundwork. (this process can take 4-6 weeks depending on the appraiser and the bank)
5. **ORDERING** – Depending on the time of the year, how busy the factory is, and the type of home (single wide, double wide, or modular), this can be a 7-12-week process. While the home is on order, all the site work gets completed. The site needs to be ready when your new home arrives on our lot. We will be conducting lot checks prior to the delivery date. (7 – 8 weeks for single/double wide homes & 10-12+ weeks for modular homes).
6. **HOME ARRIVES AT PINE VIEW** – we check the home in and verify that the home is correct. We will already have a tentative delivery date to your property. Make sure your contractors for plumbing and electrical are made aware of your tentative delivery date so that they can be available.

Phone: 207-872-6259

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7. **HOME DELIVERY – YOUR DELIVERY DATE IS TENTATIVE. THERE ARE MANY FACTORS THAT COULD CHANGE THE DATE**
 - a. If you are purchasing a single wide or double wide home, we will permanently attach the home to the slab with tie downs. Anchors should have already been installed by your contractor per the tie down form you received from your salesperson. Once the home is set in place, all the plumbing and electrical connections can be completed by a licensed company. At this point any purchased skirting will be installed. Have your connections completed so we can order the final inspection. The bank wants to verify that what we told them was going to be there, is now 100% complete. (this can take 2-3 weeks). This must be before you can move in.

8. **CLOSING –** Once final inspection is complete; your loan goes back into underwriting for a final underwrite so that “clear to close” can be issued. Once the loan is cleared to close, the closing date will be set. It is normally scheduled 3-5 business days after being cleared. After all the paperwork is signed and we are paid in full, you can move into your new home! (this can be 1 week)

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