



YOUR ULTIMATE TIMELINE FOR BUYING YOUR FIRST HOME

Thinking of investing in your future? Triplemint is here to help with our step-by-step guide to buying your NYC home.



THINK YOU'RE READY TO BUY?

01

The great news is that a buyer's agent costs you nothing! The seller pays the fees for both sides of the transaction.

TRIPLEMINT TIP: The selling broker has a fiduciary responsibility to represent the seller's best interest. Your buyer's agent has a fiduciary responsibility to represent you and ensure you make a sound financial decision.



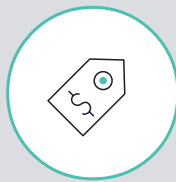
LAY THE GROUNDWORK

03

There's a number of steps you have to take to make your search as smooth as possible. You'll need to submit an asset and liability form, find a mortgage professional and real estate attorney, and get a loan pre-approval, if you're obtaining financing.

We can recommend qualified mortgage professionals, as well as real estate attorneys that specialize in NYC properties.

TRIPLEMINT TIP: When you find a home that you love, having a loan pre-approval from a reputable lending institution will make your offer appear stronger.



SUBMIT AN OFFER

05

Your Triplemint agent will help you crunch the numbers; analyze the existing market conditions, including buyer demand; and ensure your offer is taken seriously by the seller's broker. Packaging the right offer is an art form that will allow you to separate yourself from the competition.

TRIPLEMINT TIP: It's not always the highest offer that wins. Your Triplemint agent will uncover the seller's additional motivations, which will help you craft the most powerful offer.

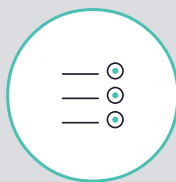


ATTORNEY DUE DILIGENCE

07

The attorney typically spends 5-10 days conducting due diligence.

TRIPLEMINT TIP: Hiring an attorney that focuses on residential real estate in NYC is a must. Your attorney will review the history of the building to ensure that it's in sound condition, both physically and fiscally.



MORTGAGE APPLICATION APPROVAL

09

The bank will fully review your income, assets, and credit and conduct a property appraisal. Once approved, which typically takes 30 days, you'll be issued a mortgage commitment.

TRIPLEMINT TIP: Pay attention to any outstanding conditions on the commitment letter. Until these conditions are met, the bank will not "clear" you to close.



FINAL WALK-THROUGH

11

On closing day, you and your agent will do a final inspection to ensure everything is in working order.

TRIPLEMINT TIP: Make sure to take pictures of any discrepancies and immediately forward them to your attorney. And don't forget to check the outlets!



MOVE IN!

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Your Triplemint expert, along with our wide array of established vendors, will gladly assist with your move and everything involved in the settling-in process.

FIND YOUR TRIPLEMINT SPECIALIST



Work with your expert agent to define the criteria that best fits your lifestyle and budget.

TRIPLEMINT TIP: Establishing a baseline for the 3-4 things you cannot live without will help your Triplemint specialist focus on the most important aspects of your home search.

FIND YOUR DREAM HOME



We'll curate your search and find you a range of options, both on and off the market. Triplemint is the only firm that offers buyers access to a range of properties not openly marketed for sale, so you'll never feel like you're missing out on something.

OFFER ACCEPTED!



TRIPLEMINT TIP: As soon as your offer is accepted, your agent and the seller's agent will prepare a deal sheet for the attorneys with all of the terms of the contract included.

SIGNED CONTRACT!



Be prepared to make a 10 percent down payment, which commits you to the deal, subject to the seller backing out.

COMPILE BOARD PACKAGE (CO-OP OR CONDO)



Your expert agent will walk you through the board package materials, most of which you'll have already compiled for the mortgage approval.

Co-ops can reject a board application, for any reason, but condos can only waive their right of first refusal. Co-ops also require a board interview.

TRIPLEMINT TIP: Not all boards are created equal. Your expert buyer's agent will have a complete understanding of the board process for that specific building and ensure you are fully prepared to submit your package.

CLOSE THE DEAL!



TRIPLEMINT TIP: Your attorney should send you a copy of everything you've signed at closing. Make sure to keep these documents in a safe place.

CONSIDERING BUYING IN NYC?

Find your perfect home with an experienced Triplemint agent. Call our client experience department at 212.235.1123 to discuss your needs. We're ready to help.

