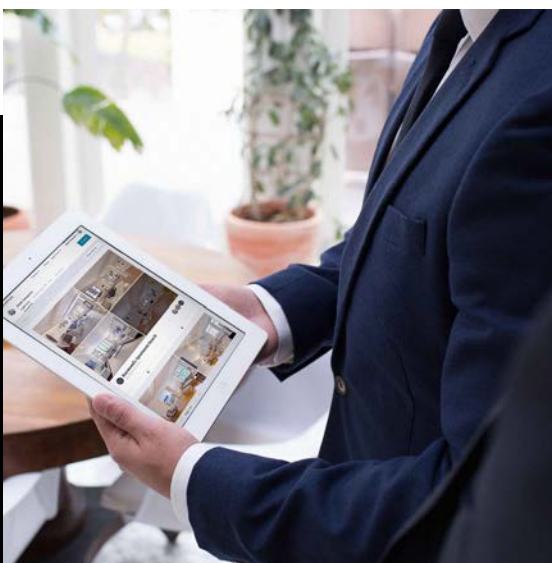


## Compass Tools and Programs Help You Find Your Next Home

**Compass Collections** let you compare multiple properties within a central visual workspace. We can monitor market activity in real time, stay in constant contact, and invite collaborators to join in on our search discussions.

**Compass Search** can sort by a wide range of features and amenities to pinpoint the perfect home. Plus, discover exclusive Compass listings you won't find anywhere else!

**Coming Soon and Private Exclusives** give you an edge in your home search. Browse unique properties that are only viewable on Compass.com and discover your future home before it even hits the market.



## Get to Know Chicago and its Unique Neighborhoods

Chicago's neighborhoods offer something for everyone. Partnering with a knowledgeable real estate agent will give you crucial access to insider knowledge of the market and help guide you to your ideal neighborhood. Whether you want a family-friendly area or vibrant nightlife, a great agent will help you prioritize your key criteria and make the best decision possible about your next home.



# COMPASS



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# Your Guide to Buying a Home in Chicago



## Chicago Residential Partners

A Top-Producing Team at Compass Real Estate  
773.269.7609  
[chicagoresidentialpartners.com](http://chicagoresidentialpartners.com)

Scan this code to learn everything you need to know about buying a home in Chicago



01

**Find an Agent:** We'll set up a time to discuss the neighborhoods you're considering and I'll help guide your search.

02

**How Are We Going to Pay for This?** We are happy to introduce you to one of our trusted lending partners who can help you get a better sense of your budget and financing opportunities.

03

**Showings Begin:** We'll set up MLS and off-market searches for you and you'll start visiting open houses and private showings.



**APPRAISAL:** Assessment of the property's market value by a licensed appraiser, for the purpose of obtaining a mortgage.

**CLOSING STATEMENT:**

The statement listing the buyer and seller costs and financial settlement.



04

**We Found One!** When you find a home you like, we'll gather as much information about the property as possible and analyze comparable activity to put together an offer strategy. Once we submit the offer, we'll negotiate as needed.

05

**Contract Accepted:** Once we have a deal, a contract will be fully executed and you'll submit an initial earnest money payment.

06

**Attorney and Inspection Review:** We'll be at the inspection with you and provide consultation on the follow-up report. We'll also coordinate with your attorney and the other parties involved in the transaction.

**CONTINGENCY:** Certain criteria to be met in order to finalize the sale.

**INSPECTION:** An expert conducts a formal review of the property to find visible issues that need to be repaired.

**EARNEST MONEY DEPOSIT:** A good faith deposit by the buyer to show that they are serious about buying the property. In exchange, the seller stops marketing the property.

07

**It's Off to Underwriting:** You'll provide more documentation to your lender, who will also likely require an appraisal of the property.

08

**Final Walkthrough:** We'll see the property in person to confirm that no damage has been done to the home since the inspection and that major systems and appliances are in working order.

09

**Closing Time:** You'll sign lots and lots of paperwork with your attorney there to explain it, the lender will release funds, and you receive the keys!

10

**Welcome Home:** Congratulations! You're a homeowner. Our team is happy to stay in touch with you. We have vendor referrals, all kinds of advice, and occasional client appreciation events.

**ESTIMATED TIMELINE:** From start to finish, the search for a home can take anywhere from a few weeks to a few years. However, once a contract is in place, most transactions take between 30 and 60 days to close. Occasionally, both parties will agree to a leaseback in which case the seller rents the property back from the buyer for a brief period of time. This can benefit either party for any number of reasons.