



Buyer's Guide





Dear Home Buyer,

Thank you for giving us the opportunity to help guide you through your home buying process. It can be very confusing, sometimes complicated, and is always important to you, your family, your future and us. Please be assured you will receive our very best service incorporating all our experience and training to make a committed effort to have this process be understandable, hassle free and hopefully, a pleasure for all involved. So let's get started!

The information in this handbook will educate and assist you with the following:

- Help determine your wants and needs
- Steps of the buying process
- Loan information
- Explaining the escrow and title process
- Physical inspections process
- Helpful moving tips

We look forward to working with you during the entire home buying process. We welcome any questions you may have after reading this information. Please feel free to contact us at any time.



Dan N Stach
REALTOR®, EXP REALTY

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Meet Your AGENT



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Buying or selling a home is more than a transaction—it's one of life's biggest decisions. Dan Stach believes it deserves honest advice, thoughtful planning, and an agent who genuinely puts your interests first.

As a REALTOR® serving Reno, Sparks, and the surrounding Northern Nevada communities, Dan combines nearly five years of real estate experience with more than 36 years of living in the area. Before entering real estate, he spent over three decades in hospitality and outside sales, where he learned that exceptional service begins by listening first.

Whether helping first-time buyers, families relocating to Northern Nevada, or homeowners preparing to sell, Dan focuses on education rather than pressure. He believes informed clients make better decisions and that trust is earned through clear communication, attention to detail, and doing what you say you'll do.

His goal is simple: help people make confident real estate decisions during life's most important transitions.

“Your first showing day to closing day— I’m with you at every step.”

Whether you're buying your first home or your fifth, you deserve an agent who treats your transaction like it's the only one that matters.

Working WITH ME

Before we start touring homes together, here's what Nevada law requires me to share with you, and why I think it's worth reading before, not after.

DUTIES OWED

Before I can represent you in any transaction, Nevada law requires me to give you a Duties Owed disclosure. It spells out the duties I owe to you, and to any unrepresented party, including honesty, reasonable care and skill, and full disclosure of material facts.

YOUR INTERESTS COME FIRST

As your agent, my duty of loyalty means your interests will always come before mine, and before any other party's.

THE BUYER-BROKER AGREEMENT

Nevada now requires a signed, written agreement between us before I can show you any properties. It outlines the services I'll provide, how I'm compensated, and how long our agreement lasts. I usually ask for a six-month agreement, but it can be as short as one day and as long as one year.

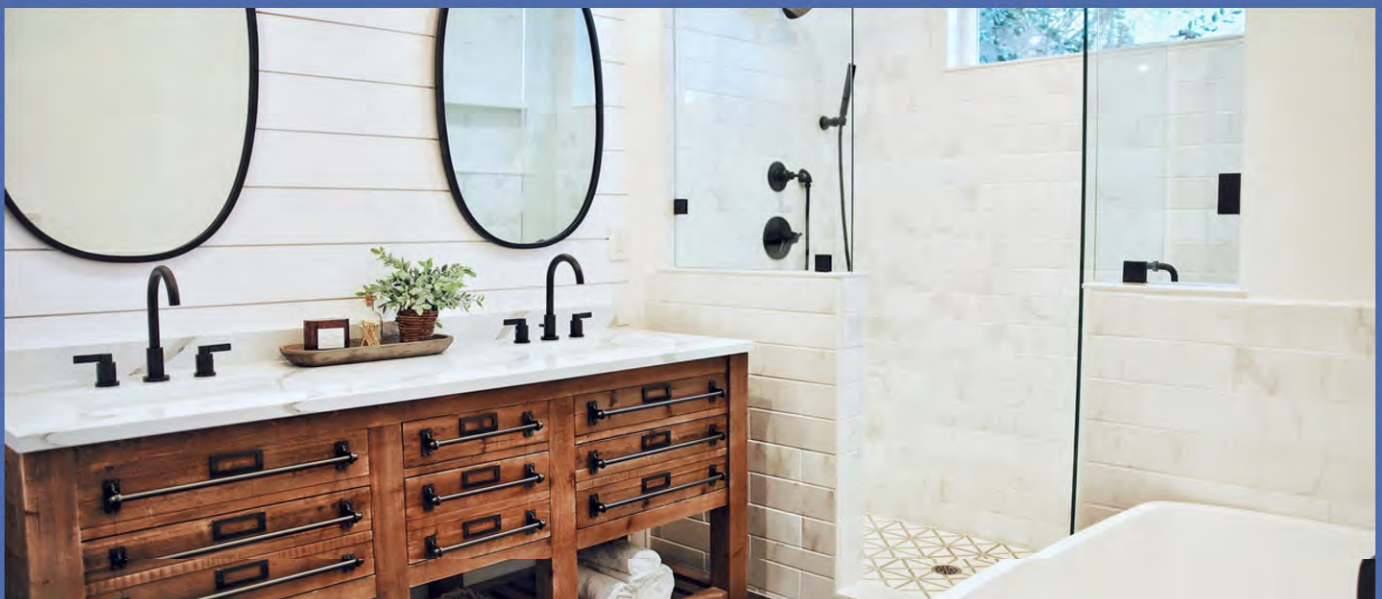
NO SURPRISES ON COMPENSATION

The agreement spells out exactly how I'm paid and the rate, so there's no ambiguity about cost before we ever step inside a home.

WHY I'M SHARING THIS NOW

If I were buying a home, I'd want to know who's looking out for me, and what I will be signing before I ever sign it. I'd rather you read this here than be surprised by it at our first showing.

This page explains what these documents mean – it isn't a substitute for the official Duties Owed disclosure or buyer-broker agreement, which we'll review and sign together in person before we begin touring homes.





Keep Calm
AND CALL YOUR
Real Estate Agent

Find an AGENT



Buying a home is one of the most important decisions you'll make. Having the right home, the one you truly love, takes more than a search — it takes the right guide.

Through this process, you need a trusted, experienced agent in your corner: one who supports you, advises you, and is with you every step of the way.

SECTOR KNOWLEDGE

An experienced agent has access to non-public resources and market data, helping you make decisions backed by accurate, detailed information.

OPTIMUM PRICE NEGOTIATION

With professional market knowledge and negotiation experience, I can help you secure the best possible price on your next home.

EXPERT EXPERIENCE

Real estate professionals go through ongoing training to stay current on the regulations, contracts, and disclosures tied to every transaction.

CUSTOMER SERVICE

I'm here to answer your questions at every step of this process. My goal is to treat you exactly how I'd want to be treated.



Talk
REAL ESTATE
To Me

Renting vs. BUYING?

Should you buy or should you rent? This has become a complicated question for thousands of consumers. Not only is this question loaded with personal and lifestyle considerations, but financial issues as well. For some, buying is the only sensible thing to do, and for others, renting is much more convenient. Most homeowners enjoy the pride of ownership of owning such a large investment, and others enjoy having a place to call "home." The chart below gives you a picture of what is happening to your money. The rent you pay adds up to a sizable bulk of money.

RENT	1 YEAR	3 YEARS	5 YEARS	10 YEARS	15 YEARS	RETURN
\$1,000	\$12,000	\$36,000	\$60,000	\$120,000	\$180,000	\$0
\$1,500	\$18,000	\$54,000	\$90,000	\$180,000	\$270,000	\$0
\$1,800	\$21,600	\$64,800	\$108,000	\$216,000	\$324,000	\$0
\$2,000	\$24,000	\$72,000	\$120,000	\$240,000	\$360,000	\$0
\$2,500	\$30,000	\$90,000	\$150,000	\$300,000	\$450,000	\$0
\$3,000	\$36,000	\$108,000	\$180,000	\$360,000	\$540,000	\$0

RENTING

- No interest-payment deductions.
- Rental amount may increase at any time.
- Landlord approval needed for any changes.
- No capitalization; your money disappears forever.
- Rental is temporary and often subject to a 30-day notice.

BUYING

- Mortgage interest may be tax deductible.
- Decorate and make changes, without prior approval.
- The value of your property may increase in time.
- Your house will become a home, not a temporary living situation.
- Your payments stay the same with a fixed rate loan.
- You enjoy greater privacy.
- Pride of ownership.



Real Estate TERMS



PRE-APPROVAL

Pre-approval is the first step in getting a mortgage to buy your preferred home. The lender will review your income, assets, debt, and creditworthiness, so you know what you can comfortably bid on a home.

OFFER

An offer is a formal proposal between the buyer and the seller to purchase the home, outlining price and terms.

CONTINGENCY

A contingency is a condition attached to the offer — once it's met, the contract moves forward; if not, the buyer can typically walk away.

CLOSING COST

Closing costs are the fees due at closing, in addition to the sale price. These can include taxes, insurance, and lender fees.



GOOD FAITH MONEY

Good faith money (earnest money) is the deposit held in escrow that shows the seller you're serious and committed to the purchase.

TITLE SEARCH

A title search confirms the property being sold is free of liens or disputes and legally belongs to the seller.

APPRAISAL

An appraisal is the value assigned to the home based on an assessment of the property, neighborhood, and market conditions.

HOME INSPECTION

A home inspection is a review of the home's current condition. It helps determine if any work is needed before closing.

CLOSING

Closing is when final paperwork is signed, funds are transferred, and the keys officially become yours.

Home Buyer's TASKWAY



This is a bird's-eye view of the process. Every transaction is a little different — I'll walk you through each step in detail as we go, so you always know what's next.

A blue-tinted photograph of a porch. On the left is a dark door with a brass handle. The wall is covered in horizontal siding. A black lantern-style light fixture is mounted on the wall. To the right are two windows with white frames. On the porch floor, there is a white wicker chair with blue and yellow patterned cushions, and a small potted plant in a white urn. The text "Let's Find HOME" is overlaid in the center.

Let's Find HOME

Buyer's Needs EVALUATION

Name(s):

Address:

Phone:

Own / Rent / Children? (Yes/No, ages):

Why have you decided to move?

When would you like to move?

How long have you been looking?

Describe your present home:

What do you like most about your present home?

What do you like least about your present home?

Hobbies & Special Interests:

Are there any particular areas, neighborhoods or homes you like?

Is your home currently on the market? (Yes/No)

Needs & Wants – Bedrooms / Baths / Stories:

Separate Dining Room / Eat-in Kitchen / Family Room / Fire Place / Acreage / Transportation Needs / School District

Explore HOMES

HOME VISIT TIPS

- Take photos as you go through the open houses so you remember the layout and the feel of each house you visit.
- Pay attention to features of the property that are fixed such as the neighborhood, the lot size, and the orientation of the home. Don't pay too much attention to the colors of the walls or the furniture.
- Be sure to check out the small details like the light switches, water features, and appliances to make sure everything works.
- Be sure to make a list of your must haves, wants, and don't cares.



Property CRITIQUE

Use the space below to compare properties you visit — note the address, basic specs, and a quick pros/cons critique for each.

ADDRESS	
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SQ FT	F/P
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LIVING	DINING
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Set Your BUDGET

SET YOUR BUDGET AND KNOW YOUR FINANCE

Get your finances in order, get a credit check, and get pre-approved for a mortgage.

It is recommended that you stay within a budget of 3-5 times your annual income when purchasing a new home.

Consider other factors when determining your mortgage, such as the down payment, legal fees, taxes, home inspection costs, appraisal costs, and renovation costs.



WHAT SHOULD THE DOWNPAYMENT BE?

You should determine the deposit amount that suits you best and guarantees your purchase.

20% is generally preferred as the down payment amount, as it eliminates Private Mortgage Insurance (PMI), but of course you don't have to. Many buyers put down as little as 3% to 5% with conventional loans or 0% to 3.5% with VA/FHA loans, though this requires ongoing monthly insurance fees. Have a conversation with your lender and your agent to determine what is best and appropriate for you.

Get Financially READY



KNOW YOUR CREDIT SCORE

Your lender will perform a credit check before approving a mortgage and determining your interest rate. A score of 620 or above is typically the ideal range.

The better your score, the lower the interest rate you will be charged on your mortgage.

PRE-APPROVAL

Getting pre-approved helps you in several ways. It helps determine your budget and keeps you shopping within your means. It also shows sellers you're a serious, qualified buyer with the funds to complete the purchase.

Being pre-approved for a loan doesn't guarantee that exact amount in your final mortgage — you'll still need final approval after your offer is accepted.

It's important not to make any major purchases or changes to your credit during this time.



Make an OFFER

YOUR OFFER

Every market is different, and so is every offer. A competitive offer might come in above, below, or right at list price — what matters is that it reflects what's actually happening in your specific neighborhood right now. Your agent tracks that hyper-local data daily and will help you structure an offer that's strong enough to compete, without overpaying.

NEGOTIATE

Negotiating well isn't about always pushing for less — it's about knowing what the data supports and what the seller will accept. Your agent will walk you through recent comparable sales, current demand, and how many other buyers you're likely competing against, so every term you negotiate is backed by facts, not guesswork.

Due DILIGENCE

INSPECTION

The point of the inspection is to make you a more informed buyer by bringing attention to issues with the house BEFORE you're committed to close. A good inspector should catch many egregious problems with the house, but there is no guarantee. They don't look at everything, don't move items (e.g., moving a couch to look under it), and only give you a snapshot in time. The inspector is trained to spot issues many people aren't experienced with. We always recommend getting inspections.

EVALUATION / RESULT

With the inspection information you can decide if you want to have the seller repair the issues, lower the price, or if you just want to walk away. In addition to discovering issues which may cause you to reconsider purchase or renegotiate the price, a good inspector can tell you a lot of things about the house you wouldn't know otherwise, telling you how soon you might need to do repairs, and so on. You may find yourself often referring to the inspection report in the first few years of home ownership.

Appraisal

APPRAISAL

There are two more steps to complete before purchasing your new home:

- Appraisal
- Property title search

The lender will request an official home appraisal report before approving your loan.

Please arrange a home insurance contract for your new home — make sure you're working with a reliable, reputable company.

UNDERWRITING

The lender will check the following before approving your loan:

- Monthly / annual income
- Current credit obligations
- Credit score
- Employment / working status

A living room scene with a fireplace, a wooden mantel, a coffee table, and a potted plant, overlaid with a blue tint and the text "The Loan PROCESS".

The Loan PROCESS

Outline of a LOAN

SHOPPING FOR A LENDER

A very important part of purchasing a home is finding the right lender. Listed below are questions to ask while shopping for a lender. When shopping for a lender, be aware that guidelines and policies vary among different lenders.

- Is the company well known in the area?
- How long has the company been in the business?
- Does the lender have access to a wide variety of loan packages?
- Will the interest rate be locked for a minimum of 45 days? Will there be additional fees if the rate lock expires?

GETTING PREQUALIFIED

Most real estate agents and lenders recommend that home buyers get pre-qualified with a lender before selecting a home to purchase. This way you will have the best information about the right price range for your pocketbook.

REASONS TO GET PREQUALIFIED

- With prequalification, you can determine which loan program best fits your need and which programs you qualify for.
- You will know exactly how much you are qualified for. It's no fun to find your ideal home and then find out you can't afford it!
- You will have a gauge of your monthly payment, allowing you to budget your money before making this large investment.
- It will give you estimated closing costs.
- If you are a first-time buyer, you may qualify for a special first-time buyer program which may allow you to afford more home for your money.
- Co-mortgage financing may be available to you.



PROTECT YOUR INFORMATION

When you buy, sell or refinance a home, you will be required to submit personal information to your lender and escrow officer. This information may include Social Security numbers, bank account numbers and credit and loan account numbers. Unfortunately, fraudsters sometimes attempt to steal personal information and even money through real estate transactions.

Protect yourself: always thoroughly examine the email addresses from which you receive updates on your transaction; call your escrow officer immediately if you receive an email requesting to change wiring instructions; carefully review your personal information on transaction paperwork; confirm any changes to the transaction with your real estate and escrow officer by phone or in person; and never share information about yourself or your transaction with unknown or unnecessary parties.

Types of LOANS

ADJUSTABLE RATE MORTGAGE

Adjustable rate mortgages have an interest rate that is adjusted at certain intervals based on a specific index during the life of the loan.

BALLOON PAYMENT LOAN

A fixed rate loan that is amortized over a certain time frame but becomes due and payable at the end of a prior designated time. May be extendable or may roll over into another type of loan.

BUY-DOWN LOAN

Buy-down loans are fixed rate loans where the interest rate and the payment are reduced for a specific period of time by paying the interest up front to subsidize the lower payment.

COMMUNITY HOMEBUYER'S PROGRAM

A fixed rate loan for first-time buyers with a low down payment, usually 3-5%, no cash reserve requirement, and easier qualifying ratios. Subject to borrower meeting income limits and attendance of a four-hour training course on home ownership.

CONVENTIONAL LOAN

Conventional loans are sometimes more lenient with the appraisal and condition of the property. When you are buying a "fixer upper" you may need to use a conventional loan. Homes purchased above the FHA loan limit are usually financed with conventional loans.

VA LOAN

VA loans are guaranteed by the Veterans Administration. A veteran must have served 180 days active service.

FHA LOAN

FHA loans are insured by the Federal Housing Administration under H.U.D. They offer a low down payment and are easier to qualify for than conventional loans.

FIXED RATE LOAN

A fixed rate loan has one interest rate that remains constant throughout the life of the loan.

GRADUATED PAYMENT MORTGAGE

A fixed rate loan that has payments starting lower than a standard fixed rate loan, which then increases by a predetermined amount each year for a set number of years.

NON-QUALIFYING LOAN

Non-qualifying loans are pre-existing loans which can be assumed by a buyer from the seller of a property without going through the qualifying process. The buyer pays the seller for their equity and then starts making payments.



Obtaining a NEW LOAN

WHEN AND WHERE TO APPLY FOR A LOAN?

There are numerous sources for home loans including credit unions, banks, mortgage brokers, and mortgage companies. Apply for your loan as soon as possible. It is a good idea to know what you can afford before you begin looking for your new home. It may give you more bargaining power when negotiating with a seller, especially in today's market. A lender can pre-qualify you for a certain price range and help you get started in the home buying process.

CONTACT YOUR INSURANCE AGENT EARLY

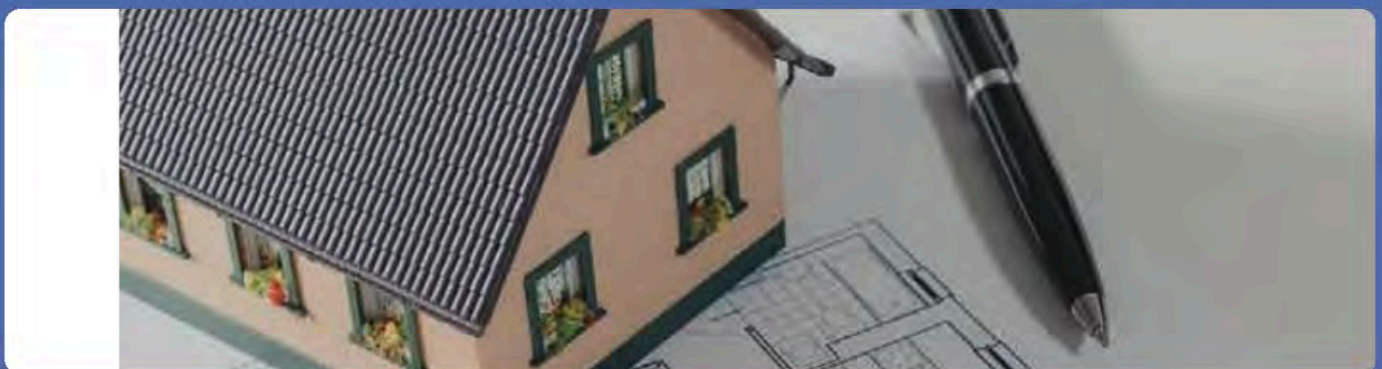
While in the buying process, make sure to contact your insurance agent early because this coverage must be provided in order for the lender to release funds to your settlement/closing agent. Hazard insurance is one of the items that is frequently postponed until the last minute, which can lead to a delay in closing. Order your insurance as soon as your loan is approved; then provide the insurance agent's name and phone number to your settlement/closing agent. Be sure to ask about coverage in your homeowner's policy to insure your personal belongings and to protect against liability for such events as injuries to visitors.

WHAT IS HAZARD (OR FIRE) INSURANCE?

Hazard insurance covers the dwelling itself and is required by the lender to protect their "risk" in your home. Your lender will explain the necessary hazard insurance coverage. If you are buying a condo, a master policy should already exist to include your unit – but it does not cover your personal belongings.

YOUR LENDER WILL MAIL VERIFICATION REQUESTS

Your lender will also mail you verification requests and order an appraisal on the property you are buying. If your lender asks for additional items, make sure to comply promptly in order to avoid possibly delaying your loan approval.



Mortgage Loan Points EXPLAINED

What Is a Point?

One point is equal to 1% of the new loan amount.

Why Do Lenders Charge Points?

Whenever governmental regulation, state usury law and/or competitive practices prohibit the lender from charging a rate of interest which would make the real estate loan competitive with other fields of investments, the lender must seek some method of increasing the yield for the investors. By charging "points," the lender can bring the real estate loan up to those other investments.

Who Must Pay the Points?

FHA: the buyer is usually charged the Loan Origination Fee; the Discount Fee can be paid by the Buyer or Seller. VA: the Buyer is usually charged the Loan Origination Fee and the Funding Fee. Conventional: points can be paid by the Buyer, the Seller, or split between the two — state on the Contract of Sale. City/County/State government-sponsored loans: as published by them.

On VA Loans, Is There Any Way to Lock in the Number of Points?

Not without jeopardizing the sale. Even when a lender stipulates in writing the number of points to be charged, that guarantee states "if the interest rate is not changed by the government." Points charged on an FHA or conventional loan are usually not changed from commitment time to settlement.

Are Points Called by Different Names?

Yes. Loan Origination Fee, Commitment Fee, Discount Fee, Warehousing Fee, Funding Fee, etc.

Do the Number of Points Charged Fluctuate?

Yes. If rates on mortgage loans are lower than other investments (stocks, bonds, etc.) funds will be drawn away from the mortgage market. When there is heavy demand on the money market, money for home mortgages becomes scarce and more expensive, and more points can be charged. Points are not set by government regulation but by each lender individually.

Is FHA or VA Financing Unfair to Sellers?

No. Homes can sell faster because more buyers can qualify with the lower down payment requirement, lower interest rate, and long term loans with lower monthly payments. Sellers receive all cash for their equity to reinvest in a new home or other investment.

Are Points Deductible for Income Tax Purposes?

Points on a home mortgage (for the purchase or improvement of, and secured by, the taxpayer's principal residence) are deductible currently if points are generally charged in the geographical area where the loan is made. If you are in doubt about points being deductible, contact your tax return preparer.



A modern living room with a large, light-colored sectional sofa adorned with several pillows. In front of the sofa is a low, dark, reflective coffee table holding a vase of white flowers and a small wooden tray with round objects. To the left, a side table holds a lamp and a vase with dried branches. The room features large floor-to-ceiling windows that offer a view of a city and a balcony with a metal railing. A unique lighting fixture with a thin gold-colored wire and three spherical pendant lights hangs from the ceiling. The floor is covered with a light-colored rug, and a wooden plank floor is visible in the bottom right corner.

The Escrow PROCESS

What is ESCROW?

Once your offer on a home or other property has been accepted by the seller, your transaction is then placed into “escrow.” Escrow is a term that describes the neutral third-party handling of funds, documents, and tasks specific to the closing (or settlement, as it is also known), as outlined on the real estate purchase agreement or sales contract. The purpose of escrow is to facilitate the transaction by managing the disbursement of funds and documents.

1. KEYPLAYERS

In accordance with local custom, the buyer or seller involved in the transaction will select the escrow provider. This provider could be an escrow company, title officer, or title/escrow attorney, depending upon many considerations, including the geographical location of the transaction.

2. ROLES

The escrow provider may have a duty to arrange and/or track the requirements and contingencies outlined within the purchase contract. These might include home inspections, the purchase of homeowners insurance, the completion of negotiated repairs, and financing requirements.

3. PROCESS

Once all transaction contingencies are met, including the execution of all documents necessary to complete the transaction, the escrow company will disburse funds to the seller and other parties, all in accordance with the purchase agreement.

4. COST

The cost of escrow services is covered by the buyer or seller as determined by local custom, market conditions, or contractual agreements made within the purchase agreement.

5. CLOSING

Once all the tasks described within the sales purchase agreement have been completed and the appropriate funds are disbursed, the transaction is complete and the escrow closes.

During the Escrow Process your Lender will be doing their underwriting process. The mortgage underwriting process is the final, in-depth evaluation by a lender to verify your financial information and the property's value. It assesses risk to determine if you officially qualify for the loan. This step typically takes a few days to several weeks to reach “clear to close” status.

Be Prepared to Provide the Following to Your Lender (as applicable)

- Addresses of residences (2 years)
- Social Security Number
- Driver's License or other valid ID
- Employer names/addresses (2 years)
- Two recent pay stubs
- Federal Tax Returns (2 years)
- W-2's (2 years)
- Loans/Credit Cards: names, addresses, account numbers, and payment amounts
- Addresses and values of other real estate owned
- Funds to pay for credit report and appraisal
- Value of personal property
- For a VA loan: Certificate of Eligibility or DD 214s
- Divorce decree (if applicable)

Things to Avoid During the Escrow PROCESS



Don't change bank accounts.



Don't apply for new credit or close any credit accounts.



Don't make any large purchases.



Don't change your marital status.

Don't change jobs.



Don't co-sign other loans for anyone.



The best plan is to fully discuss and disclose your intentions with your lender before you do anything financial.

The Title PROCESS

Title INSURANCE

Many home buyers just assume that when they purchase a piece of property, possession of the deed to the property is all they need to prove ownership. This is not true. Hidden hazards may attach to real estate. A property owner's greatest protection is a policy of title insurance.

WHAT IS TITLE INSURANCE?

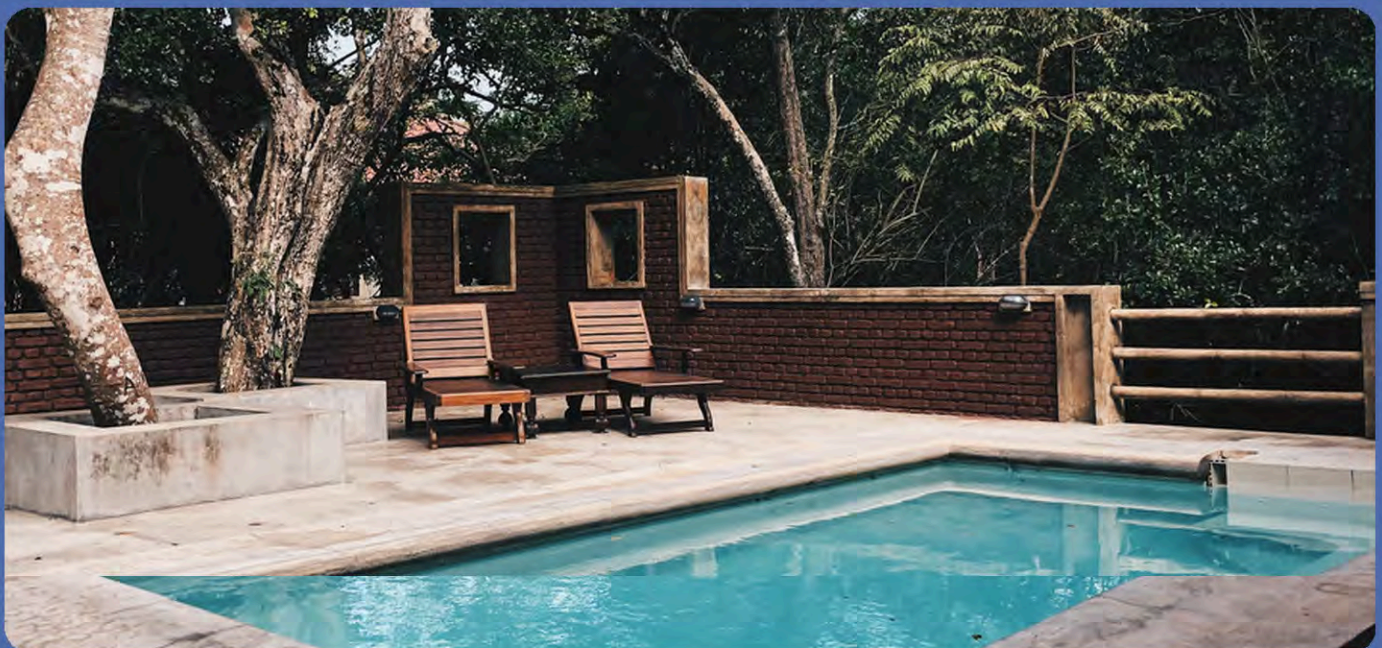
Title insurance is a policy that protects buyers and lenders against financial loss or legal disputes if a property's legal ownership is challenged. Unlike standard insurance that covers future events, title insurance protects you from past, undiscovered issues — such as unpaid back taxes, forgery, or hidden heirs. It is a contract of indemnity which guarantees that the title is as reported and, if not reported and the owner is damaged, the title policy covers the insured for their loss up to the amount of the policy. Title insurance assures owners that they are acquiring marketable title, and is designed to eliminate risk or loss caused by defects in title from the past. Title insurance provides coverage only for title problems which were already in existence at the time the policy was issued.

THE TITLE SEARCH

Title companies work to eliminate risks by performing a search of the public records. The search consists of public records, laws and court decisions pertaining to the property to determine the current recorded ownership, any recorded liens or encumbrances, or any other matters of record which could affect the title to the property. When a title search is complete, the title company issues a preliminary title report detailing the current status of title.

THE TITLE COMMITMENT

A title commitment contains vital information which can affect the close of escrow: ownership of the subject property, how the current owners hold title, matters of record that specifically affect the subject property or the owners of the property, a legal description of the property, and an informational plat map.



What to Check on Every Title COMMITMENT

The title commitment indicates the type of title insurance offered by the title company, as well as the exclusions and exceptions from coverage under which the policy will be issued.

VESTING

Make sure the owner's names on the title commitment are the correct names and that the property is the same as the property on the purchase contract.

TAXES AND ASSESSMENTS

Look for an exemption or classification designation that would change the tax amount as a result of the sale.

DEED OF TRUST

Make sure all paid off Deeds of Trust are reconveyed. Upon proof of payment and/or an indemnity, the title company, under certain circumstances, may elect to insure around the encumbrance.

IDENTITY MATTERS

A "Statement of Information" can clear up identity issues that may arise. If there are judgments and liens belonging to the party in question that have been paid, a release or satisfaction must be obtained and recorded or filed to eliminate the matter.

PENDING ACTIONS

A civil action affecting real property generally will have to be dismissed before title can insure. A divorce or probate doesn't have to be finalized but special requirements may exist. Check with your Title Representative or Title Officer for more information.

JOINT USE MATTERS

Driveways, roads, party walls, and easements may prompt lenders to require a joint maintenance agreement. The title commitment will show such agreements if one is of record.

EXTENDED COVERAGE MATTERS

If a physical inspection of the subject property discloses encroachments, lien rights, or other matters, these must be addressed before the lender will close. An extended coverage owners policy may be requested and a survey of the property will be required.

LEGAL DESCRIPTION

The legal description should always be compared to the legal description in the purchase and sale agreement to be sure that all the property being conveyed has been included in the title commitment.

Common Title Issues

Your home may be new to you, but every property has a history. An intensive title search can reveal any title flaws that may be tied to your property. Common title issues may include:

UNKNOWN LIENS

Banks or other creditors can place liens on your property for unpaid debts of previous owners, even after you've taken title — a particular risk with distressed properties.

BOUNDARY/SURVEY DISPUTES

Conflicting surveys may show differing boundaries, allowing a neighbor or other party to claim a portion of your property.

ERRORS IN PUBLIC RECORDS

Filing or clerical errors affecting your deed or survey can be costly and time-consuming to resolve.

UNDISCOVERED WILL

If a previous owner died with no heir or will, a will surfacing years later may affect your rights to the property.

ILLEGAL DEEDS

A prior deed made by a minor, an undocumented immigrant, or someone mentally incompetent or secretly married can affect

UNDISCOVERED ENCUMBRANCES

A third party may hold an undisclosed claim to your property from a former mortgage or lien, or non-financial restrictions and covenants.

MISSING HEIRS

Heirs who are missing or unknown at the time of death, or who challenge a will, may affect your title to the property.

UNKNOWN EASEMENTS

An unknown easement could limit your use of your property or grant others access to all or part of it.

FORGERIES

Forged documents filed with public records can obscure rightful ownership, putting your title at risk once discovered.

FALSE IMPERSONATION OF PREVIOUS OWNER

Similar names make it possible to falsely impersonate an owner — buying from a fake seller can jeopardize your legal

How You Take TITLE

Advantages and Limitations

Title to real property in Nevada may be held by individuals, either Sole Ownership or in Co-Ownership. Co-Ownership occurs when title is held by two or more persons. The following brief summaries reference eight of the more common examples of each.

SOLE OWNERSHIP — AN UNMARRIED MAN/WOMAN

A man or woman who, having been married, is legally divorced. Example: Joe Doe, an unmarried man.

SOLE OWNERSHIP — SOLE AND SEPARATE PROPERTY

When a married man or woman wishes to hold title alone, the spouse must consent — by quitclaim deed or otherwise — relinquishing all right, title, and interest. Example: John Doe, a married man, as his sole and separate property.

TRUST

Title is held by a title-holding trust; the trustee holds legal title while the beneficiary retains management rights and responsibilities.

COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

When expressly declared and accepted in writing, community property passes to the surviving spouse without administration upon death, similar to joint tenancy.

SOLE OWNERSHIP — A SINGLE MAN/WOMAN

A man or woman who is not legally married. Example: John Doe, a single man.

CO-OWNERSHIP — COMMUNITY PROPERTY

Property acquired by a married couple is presumed community property unless stated otherwise; each spouse may dispose of one half. Example: John Doe & Mary Doe, husband and wife.

CO-OWNERSHIP — JOINT TENANCY

Two or more owners hold equal shares with right of survivorship — when one dies, title passes immediately to the surviving owner(s), not by will. Example: John Doe and Mary Doe, husband and wife, as joint tenants.

CO-OWNERSHIP — TENANCY IN COMMON

Co-owners hold undivided interests that need not be equal; there is no right of survivorship, as each owner's share passes to their heirs. Example: John Doe, a single man, as to an undivided 3/4ths interest, and George Smith, a single man, as to an undivided 1/4th interest, as tenants in common.

The summaries above are a few of the more common ways to take title to real property in Nevada and are provided for informational purposes only. For a more comprehensive understanding of the legal and tax consequences, appropriate consultation is recommended. We strongly suggest contacting an attorney and/or CPA for specific advice on how you should actually vest your title.



A modern living room with a fireplace, bookshelves, and a chandelier. The room features a large, ornate circular mirror above the fireplace, a chandelier with multiple white globe lights, and built-in bookshelves filled with books and decorative objects. Two armchairs with dark frames and light-colored cushions are positioned on either side of a low, round coffee table. The floor is covered with a light-colored, patterned rug. The overall aesthetic is contemporary and sophisticated.

Prepare to CLOSE

The Final WALKTHROUGH

A final walkthrough is your last chance to confirm a home's condition before closing — and that any agreed-upon repairs were completed. It isn't required, but it's highly recommended.

WHAT IS IT

A final assessment of the home before closing — confirming there's no new damage and that promised repairs were completed.

WHO ATTENDS

Typically just you and your agent. Sellers usually aren't present, giving you time to look without pressure.

WHEN TO SCHEDULE

About 24 hours before closing, once the home is empty, so you can see its true condition.

HOW LONG IT TAKES

At least 30 minutes, longer for larger homes — this is your last check before becoming the owner.

IF YOU FIND ISSUES

Tell your agent right away. They can negotiate repairs, a closing credit, or more time before you close.

WALKTHROUGH VS. INSPECTION

An inspection is an early, paid professional report. The walkthrough is your own last-minute check before closing.



BEFORE YOU GO

WHAT TO CHECK

- Test the HVAC, faucets, and toilets
- Check outlets, lights, and doorbell
- Test all included appliances
- Open/close windows, doors, and locks
- Check for mold or pests
- Confirm home is empty and broom-swept

WHAT TO BRING

- Agreement of Sale & inspection reports
- Notepad or phone (notes & photos)
- Outlet tester
- Flashlight



The CLOSING

Closing DAY

VALID PHOTO IDENTIFICATION

State notary law requires a current, government-issued photo ID at signing — driver's license, passport, military ID, or Veteran's Health ID. Temporary licenses, IDs without photos, Social Security cards, and employee badges are not accepted. Your name on the closing documents must match your ID.

HAZARD INSURANCE POLICY & RECEIPT

Most loans require a hazard (homeowner's) insurance policy naming your lender as the insured mortgage holder. Bring evidence of the policy and a paid receipt to closing.

ALL TITLEHOLDERS SHOULD ATTEND

Everyone on the title — and in some states, your spouse — may need to sign at closing. If someone can't attend, contact your closing agent to arrange a power of attorney or closing by mail.

HOW TO BRING YOUR FUNDS

Personal checks and cash aren't accepted at closing. Use a cashier's or treasurer's check, or wire your funds — contact your closing agent for routing instructions ahead of time.

IF APPLICABLE, BRING:

- Home Warranty Application
- Payoff Authorization to Release Information
- Power of Attorney (original needed at closing)
- Divorce Decree & Quit Claim Deed (original, if not recorded)
- Court Order from Bankruptcy Court
- Corporation Documents: Board Resolution, Certificate of Good Standing, Articles of Organization
- Death Certificate (original needed at closing)
- Prior Owner's Title Policy
- Trust Agreement & Attorney Contract
- Letter of Authority for Probated Estate (original, if not recorded)
- Limited Liability Company Documents

What Happens After Closing?

It's recommended you keep all records related to your home — purchase documents, insurance, and maintenance/improvement records — together in a safe place.

KEYS TO YOUR HOME

You've been given a set of keys — for security, change the locks before moving in.

UTILITIES

Contact local providers for electricity, water, gas, cable, phone, and satellite. A few weeks' notice is best, though some need only a day.

YOUR RECORDED DEED

Your original deed is mailed once recorded with the county — typically four to six weeks after closing.

Your closing instructions include what you need to make your first mortgage payment.

PROPERTY TAXES

Prorated taxes were collected at closing. You may not get a statement this year, but you're still responsible for paying on time.

FORWARD YOUR MAIL

Visit the Post Office to file a change of address, and notify your contacts to speed up the transition.

DMV: LICENSE & REGISTRATION

Notify the DMV after moving — you'll need a new driver's



Schedule Your MOVE

Checklist for Moving

NOTIFY OF ADDRESS CHANGE

- Post Office
- Bank
- Credit Card Companies
- Insurance Companies Medical and Auto
- Automobile — Registration and Driver's License
- Utility Companies
- Arrange for any refunds of deposits
- Arrange for service in new location
- Home delivery subscriptions
- School(s)
- Doctor(s)
- Pharmacy — transfer prescriptions
- Church, clubs, civic organizations

DON'T FORGET TO

- Set a budget for moving expenses
- Set shippers
- Cleaning company
- Buy boxes, tape, and other supplies
- Check the weather
- Empty freezers — plan use of foods
- Have appliances serviced for moving
- Stay in contact with mover and confirm insurance coverage, packing/unpacking labor, time/date of move, details of payment

MOVING DAY

- Set up a sitter for child/pet
- Change the door locks
- Carry currency, jewelry, and important documents
- Let a friend or relative know your route and scheduled stops
- Double check closets, attic, etc.
- Leave any keys needed by the new owner

Move.org has a 70-point printable checklist available on their website at <https://www.move.org/app/uploads/2021/10/Move.org-Printable-Checklist.pdf>

A modern kitchen with white cabinetry, a stainless steel microwave and oven, a dark brick backsplash, and a white island with a black stool. The text "Useful INFORMATION" is overlaid in the center.

Useful INFORMATION

Estimated COSTS

General ranges for a typical Reno-Sparks area purchase. Every transaction is different — ask your lender and escrow officer for numbers specific to your purchase.

Mortgage & Lender Fees **\$1,500 – \$6,000***

Origination, application, underwriting, processing, and credit report fees vary by lender and program. Points, if any, run about 1% of the loan amount each. *More if a jumbo loan.

Home Inspection **\$350 – \$700**

General home inspection. Specialty inspections (sewer scope, well, septic, pool, pest) are extra and arranged directly by the buyer.

Title Insurance & Escrow Fees **\$1,200 – \$3,000+**

Based on purchase price and loan amount. Covers the lender's title policy, the escrow/closing fee, and recording the new deed.

PMI – Private Mortgage Insurance **Varies**

Generally required on conventional loans with less than 20% down. The first year's premium plus a 2-month reserve is often collected at closing.

Homeowner's Insurance **\$1,200 – \$2,500**

Varies by location, home age, and coverage. The first year's premium plus a 2-4 month escrow reserve is typically collected at closing.

Prepaid Interest **Varies**

Covers interest on your loan from your closing date through the end of that month. The later in the month you close, the less you'll pay.

Real Estate Commission **Negotiable**

Commission rates, and who pays them, are negotiable and spelled out in your buyer representation agreement.

Property Tax Proration **Varies**

Nevada property taxes are prorated as of closing day. Washoe County also collects a real property transfer tax and standard recording fees, customarily paid by the seller.

Utilities **N/A**

Have gas and electric meters read, and transfer accounts into your name, effective your closing day.

Figures above reflect general 2026 Reno-Sparks area conditions and are not a guarantee of your actual costs. Your lender's Loan

Helpful Services Contact INFORMATION

Utilities/Phone/Internet/Cable

Spectrum (formerly Charter Communications)	833-949-0036	www.spectrum.com
AT&T	800-288-2020	www.att.com
DIRECTV	800-531-5000	www.directv.com
NV Energy	775-834-4444	www.nvenergy.com
Washoe Co. Dept of Water Resources	775-954-4601	washoecounty.gov/csd/utility
Truckee Meadows Water Authority	775-834-8080	www.tmwa.com
City of Reno Sewer	775-334-2095*	www.reno.gov
City of Sparks Sewer	775-353-5555	www.cityofsparks.us
Waste Management (Garbage/Recycle)	775-329-8822	www.wm.com

City/County/State

State of Nevada		www.nv.gov
City of Reno	775-334-4636	www.reno.gov
City of Sparks	775-353-5555	www.cityofsparks.us
Washoe County	775-328-2003*	www.washoecounty.gov
Washoe Co. Assessor	775-328-2277	washoecounty.gov/assessor
Special Assessments (AMG)	702-796-0082	www.amgnv.com
Washoe Co. Property Taxes	775-328-2510	washoecounty.gov/treas
Washoe Co. Regional Animal Services	775-353-8900	washoecounty.gov/animal
Washoe Co. Health District	775-328-2400	washoecounty.gov/health
Northern Nevada Poison Center	800-222-1222	www.nvpoisoncenter.org
Department of Motor Vehicles	775-684-4368	www.dmvnv.com
United States Post Office	800-275-8777	www.usps.com

Police/Fire/Non-Emergency

Reno Police Dept (non-emergency)	775-334-2677	www.reno.gov
Sparks Police Dept (non-emergency)	775-353-2231	www.cityofsparks.us
Nevada Highway Patrol	775-687-9600	nhp.nv.gov
Reno Fire (non-emergency)	775-334-2300	www.reno.gov
Sparks Fire (non-emergency)	775-353-2231*	cityofsparks.us/fire_home
Washoe County Sheriff's Office	775-328-3001	www.washoesheriff.com

Helpful Services Contact INFORMATION

School Information

Washoe County School District	775-348-0200	www.washoeschools.net
University of Nevada, Reno	775-784-1110	www.unr.edu
Truckee Meadows Community College	775-673-7111	www.tncc.edu
Washoe County Library	775-327-8300	washoecountylibrary.us

Hospitals

Saint Mary's Regional Medical Center	775-770-3000	www.saintmarysreno.com
Renown Regional Medical Center	775-982-4100	www.renown.org
Northern Nevada Medical Center	775-331-7000	www.nnmc.com
Carson Tahoe Regional Healthcare	775-445-8000	www.carsontahoe.com
VA Sierra Nevada Health Care System health-care	775-786-7200	va.gov/sierra-nevada-

Real Estate Information

Nevada Real Estate Division	702-486-4033	red.nv.gov
Sierra Nevada REALTORS® (formerly RSAR)	775-823-8800	snr.realtor
Nevada REALTORS®	775-829-5911	www.nevadarealtors.org
Incline Village Realtors	775-831-3777	www.inclinerealtors.com

Local News

KOLO 8 News Now	775-858-8888	www.kolotv.com
KTVN 2 News Nevada	775-858-2222	www.2news.com
Reno Gazette Journal	775-788-6200	www.rgj.com
My News 4	775-322-4444	www.mynews4.com

Home Warranties

Fidelity National Home Warranty	800-862-6837	www.homewarranty.com
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Miscellaneous

Better Business Bureau (N. Nevada & Utah) serving-northern-nevada-and-utah	775-322-0657*	bbb.org/local-bbb/bbb-
Job Opportunities (JOIN)	775-336-4450	www.join.org
Road Conditions / Nevada 511	511 or 877-687-6237	www.nvroads.com

* Marks a number with multiple department lines on file — confirm directly before printing at scale.