Homebuyer Checklist

A printable action sheet to help Minnesota buyers stay organized from early preparation through closing day.

How to use this checklist

Check off what you have completed, circle anything you still need help with, and bring this with you when talking to your lender, realtor, insurance advisor, or housing counselor.

1. Before You Talk to a Lender

- [ ] Write down your target monthly payment comfort zone
- [ ] Estimate what you have saved for purchase costs
- [ ] Review your credit score or recent credit report
- [ ] List monthly debts: car, credit cards, student loans, personal loans
- [ ] Decide your ideal buying timeline
- [ ] Write down preferred cities, school districts, or commute needs
- [ ] Make a list of questions or concerns before applying

2. Documents to Start Gathering

- [ ] Recent pay stubs
- [ ] Last two years of W-2s or tax returns
- [ ] Two months of bank statements
- [ ] Photo ID
- [ ] Current rent or housing payment details
- [ ] Student loan, auto loan, and credit card details
- [ ] Gift fund information, if family may help

3. Lender & Pre-Approval Questions

- [ ] What monthly payment range should I shop within?
- [ ] How much cash to close should I plan for?
- [ ] Do any down payment assistance options fit me?
- [ ] What loan types should I compare?
- [ ] What could change before closing?
- [ ] What should I avoid doing with credit or bank accounts?
- [ ] How quickly can I get an updated pre-approval letter?

4. Home Search Prep

- [ ] Choose a realtor who understands your goals
- [ ] Separate must-haves from nice-to-haves
- [ ] Confirm target cities and commute range
- [ ] Decide what property condition you are comfortable with
- [ ] Understand taxes, HOA dues, and insurance impact
- [ ] Review how offers, earnest money, and contingencies work
- [ ] Set realistic expectations for the market

Offer-to-Closing Checklist

Use this page once you are actively touring homes or have an accepted offer.

5. When Making an Offer

- [ ] Review offer price and comparable sales
- [ ] Confirm earnest money amount and deadline
- [ ] Discuss inspection contingency options
- [ ] Review financing and appraisal considerations
- [ ] Ask whether seller credits make sense
- [ ] Confirm proposed closing date and possession timing
- [ ] Understand what happens if you cancel under the contract

6. After Offer Acceptance

- [ ] Send purchase agreement to lender
- [ ] Schedule inspection quickly
- [ ] Submit updated documents to lender
- [ ] Apply for homeowners insurance quote
- [ ] Review appraisal, title, and underwriting updates
- [ ] Respond quickly to lender or title company requests
- [ ] Avoid new debt, big purchases, or unexplained deposits

7. Final Week Before Closing

- [ ] Review final cash-to-close estimate
- [ ] Confirm wire instructions directly with title company
- [ ] Schedule final walkthrough
- [ ] Transfer utilities as needed
- [ ] Confirm homeowners insurance is active
- [ ] Bring valid photo ID to closing
- [ ] Ask where and when keys will be delivered

8. First 30 Days After Closing

- [ ] Set up mortgage payment account
- [ ] Save closing documents in a safe place
- [ ] Change locks or rekey exterior doors
- [ ] Update mailing address and utilities
- [ ] Create a simple home maintenance budget
- [ ] Review insurance coverage after move-in
- [ ] Keep building emergency savings for repairs

Questions to bring to your homebuying team

1. ____

2. ____

3. ____

Next step

Complete the MNHBC intake form when you are ready to be connected with a Minnesota homeownership team and get pointed toward the right education, lending, realtor, insurance, and homebuying resources. Visit MNHBC.com.

This checklist is educational and does not provide legal, tax, lending, real estate, or insurance advice. Program eligibility, loan approval, closing costs, rates, and terms depend on individual circumstances and can change.