

Step 1

The Buy/No-Buy Decision

State laws generally assume Buyers are aware of publicly available documents relating to the property under consideration. The informed Buy/No-Buy decision always takes the following documents into consideration:

- Documents recorded at the County Recorder's Office;
- Documents not recorded at the County Recorder's Office pertaining to the property like zoning, water rights, flood zones, and conservation restrictions, to name a few.

Understanding these documents will identify legal restrictions that may hinder your intended use of the parcel and result in a No-Buy decision. Review these documents to avoid purchasing a property with chain-of-title problems, easements that burden the use of the parcel, or overly restrictive CC&R's, to name just a few.

Note: Attorneys practicing in States requiring attorney participation in the transaction *may or may not* be required to apprise their Client of possible limitations to the intended use of the property.

Step 2

Understand the Contract

It may sound too basic to mention, but do not sign a Purchase and Sale Agreement you don't understand.

- Get the contract
- Read the contract
- Understand each term of the contract

Signed contracts are legally binding. Before signing, be sure you're comfortable with the legal obligations you're committing to. If not, don't sign.



Step 3

When you Need an Attorney . . .

If you have a concern after signing the Purchase and Sale Agreement, it's a rare attorney who can move fast enough to meet the aggressive contract deadlines for financing, inspection, and disclosures. This is where Timely Contract steps in. TC Certified® attorneys reach out within two business days. Engage the TC Certified® attorney you're comfortable working with. Protect your investment. Secure your future. Close escrow with confidence!