

Ranked #1 Real Estate Company  
in Eastern Montana!



Providing Five Star Service  
Since 1959

- **Get pre-qualified for financing before viewing homes.**  
Knowing what you can afford is important. If you will require financing to purchase the property, take the time to get pre-qualified by a lender. As an added benefit, the pre-qualified purchaser has an edge when it comes to competitive offers on the same home.
- **Select a real estate professional as your representative.**  
This may be one of the most important decisions you make in a real estate transaction. For a [listing of Prudential Floberg Real Estate Professionals click here.](#)
- **Communicate clearly with your representative.**  
Knowing what features and amenities are important to you will assist your representative in making the home-finding process more enjoyable, faster and less stressful. For your convenience Prudential Floberg REALTORS® has provided a [Home Buyer's Priority Checklist](#) for features and amenities.
- **Ask for and carefully review the Seller's Property Condition Disclosure.**  
Communicate any questions and concerns regarding the condition of the property to the seller through your representative. Review the property yourself. Ask for answers to your questions in writing.
- **Obtain a professional property inspection.**  
It is in your best interest to obtain a full property inspection, including an inspection for termites, from one of the established property inspection services that provide a guarantee. If uncertainties occur, obtain additional inspections from specialists in the questionable areas. Time is of the essence. An unsatisfactory property inspection report must be addressed in a timely manner according to the terms of your Purchase Agreement. If you decline such an inspection, you will be asked to sign a waiver indicating your decision regarding this opportunity.
- **Purchase a home warranty plan** that covers certain aspects of the home for a period of one year after the closing date. There are basic warranty plans that cover appliances, heating and electrical systems and extended warranty plans available for air conditioning, pools, hot tubs, etc. The protection of a home warranty plan is sometimes offered by the Seller. If you decline such a warranty, you will be asked to sign a waiver indicating your decision. [Visit the HMS Home Warranty Web Site.](#)
- **Review the preliminary title insurance policy before closing.**  
The Seller must be able to provide clear title to the property and the customary way to ensure this is through the provision of a title insurance policy. The preliminary title commitment contains information from public records about the property and parties. You may also request information regarding the restrictive covenants on the property. Any questions about the title policy or about any covenants, codes or restrictions that may apply to the property should be directed to the title company that prepared the preliminary report. Your representative may also obtain a copy of the reports.

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