

# The Arizona Home Buyer's Roadmap.

Ada

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Buying a home in Arizona has a rhythm. Here's the whole thing on one page — what happens, in what order, and where I come in. **Save this. Send it to anyone who's house-hunting.** No jargon, promise.

- 1 Get pre-approved first.**  
Before you fall in love with a house, know your number. A lender's pre-approval letter tells sellers you're real — and tells you what's actually in reach.
- 2 Find it & make the offer.**  
Your agent writes the offer, negotiates terms, and you go under contract. The clock starts — and so does my side of the work.
- 3 Escrow opens. I get to work.**  
**This is the title part.** We open escrow, run a title search to confirm the home is truly the seller's to sell, and clear anything in the way — old liens, errors, surprises.
- 4 Inspections & contingencies.**  
You inspect, appraise, and review. If something's off, your agent renegotiates or you walk. This is your window — use it.
- 5 Walkthrough & signing.**  
A final walkthrough, then you sign. Wire your funds **only after calling to confirm** the instructions — wire fraud is real, and I'll never change them by email.
- 6 Recording, then keys.**  
Once the deed records with the county, the home is legally yours. I let your agent know, and you get the keys. Welcome home. 🌿

## HAVE READY BEFORE YOU START:

Pre-approval letter · Photo ID · Proof of funds · Your agent's contact · A title rep who actually answers 🙌

## WHAT YOUR TITLE REP ACTUALLY DOES FOR YOU

### I keep the closing clean so your move doesn't fall apart on a Thursday.

Clear Title's escrow team runs the file; I'm your point of contact the whole way — milestones, exception flags, and the "wait, what does this mean?" texts answered in plain English (or en español). One person who actually picks up.

Clean closings. Real answers. *Cierres limpios.*

Questions on a closing? **Text Ada — (480) 381-7200** ·  
Aortiz@cleartitleaz.com · @adaortiz.13 · adaortiz.com

## TITLE SERVICES THROUGH



**Ada Ortiz** is a Sales Executive with Clear Title Agency of Arizona, a licensed title insurance agent in the State of Arizona. Educational only; not legal or lending advice.