

# Minneapolis Home Buyer Guide

By Isaac Teplinsky — Minneapolis Realtor

## Your Game Plan

Clarify priorities, assemble your team, and plan your timing around lease, rates, and market trends. I've built a trusted A-team of inspectors, lenders, and title companies that I can connect you with to make the process smooth and reliable.

## Pre-Approval Essentials

Gather pay stubs, W-2/1099, bank statements, tax returns, and ID. A strong pre-approval strengthens your offer and makes you stand out.

## Budget & Costs

Factor in earnest money, inspections, appraisal, and closing costs. Monthly payments include loan, taxes, insurance, HOA, and utilities. I'll help you estimate these up front so there are no surprises.

## Smart Search

We'll use the MLS (Multiple Listing Service) for real-time, accurate listings, plus leverage off-market opportunities that often never hit the public sites. I'll filter out the noise so we focus only on homes that truly fit your goals.

## Writing Offers

Balance price, terms, and risk. Use escalation clauses, inspection strategy, and clean contingencies to compete effectively. I'll guide you in structuring an offer that is strong but still protects your interests.

## From Inspection to Closing

Stay proactive on inspection, appraisal, underwriting, and walkthrough. My role is to keep communication clear and the process stress-free. Closing day means signing, funding, and getting the keys.

## Timeline Snapshot

Day 0-2: Offer accepted. Day 3-10: Inspection. Day 7-21: Appraisal. Day 21-45: Clear to close and move-in.

## FAQs

• How much do I need down? Many buyers put 5-20% down; some loan programs allow less. • How long does it take? Typically 30-45 days from offer accepted to closing. • Can I buy and sell at the same time? Yes—with strategies like bridge loans, rent-backs, or timing adjustments. • What's the difference between MLS and Zillow? MLS is the source—accurate and real-time. Public sites often lag. • Do I need an agent for new construction? Yes—representation ensures your interests are protected. • What if the inspection finds problems? We can negotiate repairs, request credits, or, in rare cases, walk away safely.

Let's tailor this guide to your goals. Reach out anytime for a custom plan.

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