Burbank Buyers' Guide

Free home-buying checklist · Will Flannigan · DRE #01951292

Before you start touring

- ☐ Discuss financing with your lender and obtain a written pre-approval; confirm what remains subject to underwriting.
- ☐ Set a budget that includes the down payment, closing costs, property taxes, insurance, maintenance, utilities and any HOA dues.
- ☐ List your priorities for home style, outdoor space, parking and commute; compare actual streets rather than neighborhood names alone.

Before you make an offer

- ☐ Review recent comparable closed sales with your real estate agent, accounting for condition, lot, location and permitted improvements.
- ☐ Visit the property at different times to check traffic, airport or freeway noise, parking and your intended commute.
- ☐ Confirm the city jurisdiction near Toluca Lake, school boundaries directly with Burbank Unified School District, and the property's utility provider.

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During inspections and contingencies

- [ ] Read seller disclosures and compare additions, garage conversions and ADUs with City of Burbank permit records.
- [ ] Arrange a home inspection and discuss specialist checks for the sewer lateral, electrical panel, plumbing, roof, foundation and drainage.
- [ ] For hillside properties, confirm the exact address's fire-zone designation and insurance availability, and inspect slope, drainage and retaining walls.
- [ ] For a condo or townhome, review HOA dues, budget, reserves, meeting minutes, rules and assessments; confirm project eligibility with your lender.
- [ ] Review inspection findings, financing, appraisal and insurance with the appropriate professionals before deciding whether to remove contingencies.

Before closing and moving in

- [ ] Review closing documents, funds required and the agreed possession date with your lender, escrow officer and real estate agent.
- [ ] Verify wiring instructions directly with escrow using a trusted phone number before sending money.
- [ ] Complete the final walkthrough, confirm agreed repairs and included items, and arrange insurance, utilities and key delivery.

General real estate guidance, not legal, tax, lending or insurance advice. Your contract sets the deadlines; confirm property-specific requirements with the appropriate professionals.

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