YOUR SWEET HOME ALABAMA

Buying From Out of State

You don't have to be in Alabama to start your home search. Here's exactly how the remote buying process actually works.

Krysten Files
Associate Broker, RealtySouth | Licensed in Alabama & Texas

REMOTE BUYING

How Remote Buying Actually Works

A real walkthrough of the process, not just "it's possible."

I moved to Alabama from Texas myself, so I understand exactly what it feels like to make a major decision about a place you can't just drive across town to see. You don't have to be in Alabama to start — or even finish — your home search. Here's what that actually looks like, step by step.

1. We Define Your Search Remotely

This starts the same way it would if you lived here — a real conversation about budget, must-haves, and which areas fit your life. I send you curated listings as they hit the market, not a generic auto-search feed.

2. Video Walkthroughs for Real Contenders

For homes you're genuinely interested in, I walk the property on video so you can see it the way you'd see it in person — not just the listing photos. This is where most out-of-state buyers narrow a long list down to a short one before ever booking a flight.

3. One Focused In-Person Trip

When possible, we plan a single trip built around touring your finalists back-to-back, rather than multiple scattered visits. A well-planned two-day trip can cover more ground than most people expect.

4. Making an Offer From Anywhere

Offer paperwork is routinely handled through secure e-signature, regardless of where you are. This part of the process is genuinely no different for an out-of-state buyer than a local one.

5. Closing — The Part That Actually Requires Planning

This is where "remote" needs an honest explanation, because it's the one place expectations and reality can drift apart.

> **Important to know:** Alabama allows what's called a "mail-away" closing — your closing attorney prepares the documents and ships them to you, you sign in front of a notary local to you, and the signed documents are shipped back. What Alabama does *not* currently allow is a fully paperless, sign-on-your-laptop-from-anywhere closing for real estate. If a service advertises that as an option, confirm directly with your lender and closing attorney before counting on it — approval depends on your specific lender, title company, and transaction.

Using a Power of Attorney

If you genuinely can't be involved in signing — not just inconvenient, but truly unavailable — a Power of Attorney (POA) can allow someone else to sign closing documents on your behalf. This is a real option, but it comes with a hard requirement that catches people off guard:

The One Rule That Trips People Up

The **original, notarized** Power of Attorney document — not a copy, not a scan, not a PDF — has to be physically in the closing attorney's hands by closing day. Real property records generally require an original for recording, and a photocopy typically isn't accepted. If a POA is part of your plan, this needs to be prepared and mailed well before closing, not the week of.

What This Means for Your Timeline

Neither a mail-away closing nor a POA is complicated — but both take real lead time that a same-state, in-person closing doesn't. The moment we know you'll be closing remotely, I loop in the closing attorney early so nothing is a surprise the week of closing.

Common Questions From Remote Buyers

What if I only saw the home once, in person, and I'm nervous?
Your inspection period exists exactly for this. A single showing doesn't have to be your only look — video walkthroughs, a second video call with your inspector present, and your inspection contingency all give you real room to make sure before you're locked in.

How does earnest money work if I'm not local?
Earnest money is routinely handled by wire transfer, coordinated directly with the closing attorney or title company — this isn't a remote-buyer-specific hurdle, it's how it's frequently handled regardless of location.

Can the final walkthrough happen if I can't be there?
In-person is preferable when possible, but a video-call walkthrough is a reasonable option if travel truly doesn't work — talk to me early if this might be your situation so we can plan for it rather than scramble.

> **Real talk:** I won't push you toward a rushed decision just because you're not local. If it makes sense to wait for a better trip or a better listing, I'll tell you that.

Not in Alabama Yet? Let's Start Anyway.

Distance doesn't have to slow your search down. Let's talk about what you're looking for.

📞 Call or text: 214-250-7865

✉ kfiles@realtysouth.com

🌐 YourSweetHomeAlabama.com

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