

YOUR MONTANA HOME SEARCH

A guide to buying from out of state.

A remote-tour script, a coordinated buying process, and a tracker for the details.

Joseph DuBois

REALTOR®

Engel & Völkers Western Frontier

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Start with a coordinated plan.

Use a shared list of responsibilities and the actual dates in your transaction. A remote process still needs local verification.



1

BEFORE TOURING

Align the search

Choose your property priorities, timing, and visit windows. If financing, speak with a lender about your situation and what documentation will be needed.

2

BUILD THE ROUTINE

Agree on the communication

Decide who joins video tours, how questions are collected, and when your team can reach you across time zones. Keep important decisions documented.

3

KNOW WHO HANDLES WHAT

Coordinate the specialists

Your agent, lender, title / settlement team, inspectors, and other providers have different roles. Record who will verify each open question.

4

USE YOUR TRAVEL WELL

Plan the visit that matters

Save in-person time for your strongest contenders, the surrounding area, and your everyday routes. Keep time for a second look before leaving.

Ask for a useful video tour.

Send this sequence before the call. Ask for observation and measurement; reserve technical conclusions for qualified professionals.



01 / ARRIVE

Begin outside

See the road approach, driveway, parking, entrances, and visible neighboring uses. Ask for a quiet moment to hear the surroundings.

02 / UNDERSTAND THE LAYOUT

Walk in one continuous route

Move room to room without skipping transitions. Show windows, storage, stairs, and the connection between living spaces. Measure important fit questions.

03 / LOOK CLOSER

Show the practical details

View equipment labels, laundry, garage, utility areas, and visible wear or damage. Collect close-ups and record questions for an inspector.

04 / REVIEW

Return to your must-haves

Compare the home with your written priorities. Request another view if needed, then separate confirmed facts from what still requires a visit or inspection.

Keep the closing process connected.

Schedule inspections and document review early enough for the contract's actual deadlines.



DUE DILIGENCE

Inspect the property

Arrange the inspections and specialist checks appropriate to the home. Ask about radon testing and property-specific water, wastewater, or other system reviews.

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REMOTE LOGISTICS

Confirm signing arrangements

Ask the lender and title / settlement provider which signing and notarization methods they accept, what ID they require, and where you must be.

DOCUMENT REVIEW

Review the numbers

Read the Closing Disclosure or settlement statement with the appropriate team. Resolve differences in terms, charges, and cash needed before signing.

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CLOSING FUNDS

Protect the transfer

Verify payment instructions using a trusted number obtained independently. Treat changed wiring instructions as something to verify directly, not an email to act on.

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Your remote-purchase tracker

Use the dates in your contract and provider instructions. Keep payment details in the secure channel your settlement team specifies.

Milestone	Responsible person	Actual deadline
Questions / records requested		
Inspection & review		
Financing / insurance follow-up		
Signing arrangements confirmed		
Final walkthrough		
Possession & keys confirmed		

Best contact times, time zone, and travel windows:

Questions still awaiting a documented answer:

Moving, utility setup, and handoff arrangements:

Confirm possession timing separately from signing. Arrange a final walkthrough and a clear key-handoff plan.

Let's plan your next chapter.

Build a clear process before you need to make a decision from a distance.



Joseph DuBois

REALTOR®

406-261-0061

Joseph.DuBois@evrealestate.com

Tell me where you are moving from, your timing, and what you need in a home. We can organize a search that works across the distance.

[Explore the complete relocation flipbook](#)

[SOURCE LINKS / CHECKED OCTOBER 27, 2026](#)

[EPA: radon publications for buyers & sellers](#)

[CFPB: Closing Disclosure explainer](#)

[CFPB: protect your closing funds](#)

[Flathead County: sewage & septic research](#)

[Flathead County Planning & Zoning](#)

A planning guide, not lending or legal advice. Contract terms and provider requirements determine the actual steps and deadlines.

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