

MORTGAGE FINANCING TIPS FOR THE BUYER

There are many complicated issues involved today in real estate closings. Here are some important tips and reminders to help you:

Get Pre-Approved ASAP

- Select a company that provides a full **pre-approval commitment** which includes the submission and review of your income and asset documents as opposed to a “pre-qualification” which is not a binding commitment to lend.

Be Responsive And Complete

- Submit ALL the requested documents UP FRONT including two years tax returns, one months paystubs, 2 years W-2s, most recent 2 months statements for all asset accounts (include ALL pages!)
- Make copies so you can resubmit the documentation if requested again by the lender.

No New Debt Or Credit Applications

- Even though you may receive an approval for credit, most lenders pull a second credit report before settlement. Best practice is to avoid major purchases involving credit and avoid changing your credit picture in any way until closing is complete.

Watch Your Assets And Keep Your Records

- The lenders will require complete documentation showing the source of any large deposits made into your accounts within a few months of settlement. Undocumented deposits can cause delays. Discuss this with your Lender if applicable.

Read Your Commitment Letter And Resolve Conditions

- The commitment letter will have “conditions.” Review ALL conditions with the processor and/or Loan Officer to confirm the specific items for which you are responsible. Provide the data ASAP so it can be cleared by the underwriter.
- ***Don't cause your own delay.***

When buying a house or refinancing a mortgage in Delaware, the law requires that you have a lawyer represent you.

Trust the experience of Ward & Taylor to guide you through this intricate process.