

# FINANCING YOUR HOME

## Start with a Financial Plan

### Create a Mortgage Budget

Mortgage  
Homeowner's Insurance  
Property Taxes  
Mortgage Insurance  
Miscellaneous (Gas, Electric, Water)

### Find a Loan Officer

Fill out mortgage application  
Find a lender  
Get pre-approved  
Get pre-qualified  
Credit updates every 30 days

## The Lending Process

1. Loan Application is completed and is submitted to your loan officer.
2. Loan Officer evaluates the credit report, information submitted and cross-references the data with programs and their guidelines to determine eligibility. The loan officer will provide client and realtor with the maximum purchase amount based on client's current debt to income ratio and the lender's requirements.
3. Once the loan officer has established a loan program, he/she will request supporting documentation such as paycheck stubs, W2's, Tax Returns, Bank Statements, Investment/Savings/Retirement Account statements, etc.
4. Once that is furnished the loan officer can issue a pre-approval letter and a Good Faith Estimate. The Good Faith Estimate or GFE is an estimate of costs associated with the loan.
5. Once you have selected a home, the property has been inspected and repairs have been negotiated with the seller, the loan officer will order the appraisal.

After the appraisal is complete, all required documentation to obtain financing from the lender is submitted to underwriting. At this time, all verifications will be completed including verification of employment.

6. Once the underwriter grants a final approval, a clear to close is given to the loan officer and the title company. The title company and lender work together to prepare all documents needed for the closing process.
7. A closing will be scheduled and any funds required for closing (ex: down-payment and/or closing costs) will need to be brought to closing in the form of a cashier's check or sent via a wire transfer.
8. Once closing is complete, the lender distributes funds to the title company, the seller is paid, and then the home is yours.



**Prestige Realty Service**  
enricjohnsonrltr@yahoo.com  
24123 Greenfield Rd., Ste 309  
Southfield, MI 48075  
313-717-4692 Phone  
248-457-5045 Fax