

# Ten tips to ensure a smooth mortgage loan closing.

## 1 GET PRE-APPROVED

Pre-approval lets you know how much home you can afford and what loan programs you will qualify for.

## 2 LEAVE A PAPER TRAIL

You will want to avoid making large cash deposits into your bank accounts. Also, make sure you are able to track where any and all funds come from.

## 3 DON'T OPEN ANY NEW ACCOUNTS

It is important that you avoid any further inquiries into your credit during the mortgage loan process.

## 4 PROVIDE DOCUMENTS AS NEEDED

You should begin to gather documents that your lender will be requesting to speed up the underwriting process. Current paystubs, tax returns, bank statements, etc.

## 5 OPEN COMMUNICATION

The more we know about your financial background before we start, the better we can assist you through the next steps.

## 6 MAINTAIN YOUR SAVINGS

You will need to provide cash to close, so it's important to keep money set aside to bring to the closing table.

## 7 HOLD OFF ON CAREER CHANGES

Stability in your income & employment history is one of the most important factors in loan approval.

## 8 KEEP MAKING PAYMENTS

Making timely payments on credit cards, rent and other monthly accounts is huge during the process - and beyond.

## 9 LEAVE ACCOUNTS OPEN

You may consider closing old accounts that you never use, but don't! By leaving them open you can prove your trustworthy credit history.

## 10 AVOID LARGE PURCHASES

Although it's tempting to buy furniture for your new space, wait until after your loan closes. Don't buy a new car or co-sign a loan for anyone during this time either.

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