



# 12 IMPORTANT STEPS TO PREPARE FOR BUYING YOUR NEW HOME

- ✓ Get pre-qualified for a mortgage.
- ✓ Read the purchase contract in its entirety and ask questions if you need further explanation on any part.
- ✓ Use a licensed home inspector, as they will be able to give you a clear idea of what shape the house is truly in.
- ✓ Put the money you saved for your down payment and closing costs aside in an account you wouldn't normally access. This way, you won't be tempted to use the funds.
- ✓ Do not deposit undocumented funds, and only use the funds that have been verified for your down payment.
- ✓ Don't take out a credit card advance to use for your down payment or closing costs, and do not acquire new debt before the closing.
- ✓ Do not open any new credit cards or loans before you have closed on your mortgage — even interest-free — to consolidate debt.
- ✓ Scan, fax or copy your pay stubs or any other documents that are requested. Do not send images of them from your cell phone.
- ✓ Submit additional documentation requested by the processor or underwriter as promptly as possible.
- ✓ Send every page of your bank statement, even if you don't think there's anything relevant on the last page.
- ✓ Do not cross out your account numbers on any of the documentation you submit to get your loan approved.
- ✓ Bring a certified check or wire transfer when you attend the closing.