

Details of the Loan Application Process



The loan application process need not be intimidating. Carol has detailed the steps involved in the process so that you feel confident about going to the lender prepared with everything you need to successfully complete the loan application.



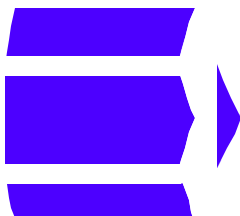
During your initial meeting with a loan officer you will provide all the information necessary to complete the loan application. A list of what you need to bring is on the next page. You pay an application processing fee and your application is put in process and a credit report is ordered. The application fee covers the appraisal and credit report fees.



Once the credit report is ordered you will receive a telephone call from the credit agency. At this time the credit agency conducts a taped telephone interview regarding your report. This is the same type of interview conducted by insurance claims departments and is nothing to be concerned about. Do tell the truth! Once the credit report is completed, the credit agency will send you a letter requesting any explanations that may be necessary. The explanations must then be sent to your lender. Please respond quickly to all written or telephone requests for information so that you can begin finding a home in the right price range as soon as possible.



The next step in the process is the verification of your documents. Letters requesting information verifying your employment, bank balances, rental or mortgage information, etc. are sent by the lender to the appropriate institutions. The information returned is compared with the application. As the process takes place you will be contacted to supply various necessary information. Again, please respond quickly to the lender's requests so that your loan application can be approved. You will want to be able to act quickly when you find the perfect home!



When you have found the home you want to purchase and are under a contract for that house your appraisal is ordered and scheduled immediately. When the home is under contract the interest rate will be locked to guarantee the rate agreed to in the contract. When the appraisal is received the entire file is sent to the underwriting department for final approval. This takes about 48-62 hours. When the loan is approved the documents are prepared for your purchase closing.