

DO'S AND DON'TS DURING THE MORTGAGE LOAN PROCESS

DO'S:

- ✓ **DO KEEP TRACK OF YOUR FINANCES:**
Keep clear financial records, including pay stubs, bank statements, and documentation for any large deposits or withdrawals.
- ✓ **DO BE HONEST:**
Be transparent with your lender; disclose all debts and financial issues to avoid future complications.
- ✓ **DO MAINTAIN GOOD CREDIT:**
Your credit score matters! Keep it strong by paying bills on time, avoiding new debt, and keeping balances low.
- ✓ **DO STAY AT YOUR JOB:**
Lenders look for stable employment and income, so try to avoid switching jobs or altering your employment status during the qualification period.
- ✓ **DO ASK QUESTIONS:**
The mortgage process can be complex, so don't hesitate to clarify anything with your loan officer, especially if you're a first-time homebuyer.
- ✓ **DO SAVE FOR ADDITIONAL COSTS:**
Be prepared for closing costs, home inspection fees, appraisals, and other out-of-pocket expenses during the process.

DON'TS:

- ✗ **DON'T MAKE LARGE DEPOSITS:**
Large deposits will raise red flags for lenders. If you receive large deposits, make sure you can document exactly where the money came from.
- ✗ **DON'T SHUFFLE FUNDS:**
Ensure gift or down payment funds meet seasoning requirements (typically two months in your bank account) to prevent delays.
- ✗ **DON'T TAKE ON NEW DEBT:**
Avoid taking on new loans or credit cards during the process, as this can affect your credit score and approval.
- ✗ **DON'T TAKE UNPAID TIME OFF:**
Avoid taking unpaid time off, as this can affect your calculated income and your ability to qualify for a mortgage.
- ✗ **DON'T USE UNACCOUNTED FUNDS:**
Ensure down payment and closing funds have clear, documented sources to prevent potential delays or application denial.
- ✗ **DON'T MISS LOAN DEADLINES:**
Respond quickly to requests for documents or additional information, as any delays can slow down or affect your approval.

