

TIPS FOR THE HOMEBUYING PROCESS

Get Your Finances Together

- ◆ Check your credit report
- ◆ Write out a budget (check debt vs. income)
- ◆ Gather - 3/yr tax returns, 3/mo bank statements, and ALL proof of income
- ◆ Make copies of divorce or bankruptcy settlements
- ◆ Prepare to pay off minor outstanding debts . Don't get any new credit cards or apply for any new loans



Get Pre-Approved for Your Home Loan

If you are planning to take out a loan to purchase your home. Be sure to first get pre-approved with your chosen lender **BEFORE YOU START LOOKING**. During the pre-approval process, the lender will verify credit worthiness and determine the loan amount you are qualified to receive. This will let you know the price range you can afford.

ONCE YOUR OFFER IS ACCEPTED PREPARE FOR THE FOLLOWING:

- **WIRED FUNDS** - If you are planning to wire funds to Attorney's Title, be sure to contact your escrow closer for SECURE instructions.
- **IDENTIFICATION** - Bring Identification to closing. We will need to verify and make a copy.
- **REVIEWING DOCUMENTS** - If you wish to review your loan documents prior to signing be sure to ask your lender for copies. So that signing can be completed in a timely manner.
- **HOMEOWNERS INSURANCE** - Be sure to send us your Homeowners Insurance provider's contact information.
- **FUNDS TO BE DELIVERED** - Find out what method of payment is accepted at closing. Checks need plenty of time to clear issuing banks and may not be acceptable.
- **PROVIDING DOCUMENTS** - Provide us with any invoices for all items to be paid from closing proceeds. Provide any other documents required by the contract at closing.
- **POWER OF ATTORNEY** - If you will not be present to signing and wish to use a power of attorney (POA), you must provide the original POA to your closing officer prior to closing for recordation of the document. Please allow sufficient time for the lender to approve the POA. On the day of closing you will be contacted in order to verify that the POA is still alive and has not been revoked.

MEET YOUR A· TEAM

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**RECEIVE SERVICE YOU DESERVE
OPEN YOUR TITLE & ESCROW ORDERS WITH ATTORNEY'S TITLE
EXPERIENCE THE DIFFERENCE!**