

Important Information to Know While Obtaining a Mortgage Loan

Below is a list of details you should be conscious of during the mortgage loan process. The business of getting a mortgage loan is document and guideline driven. Due to constant changes in federal regulations and guidelines for borrowing money developed by entities like Fannie Mae and the Federal Housing Administration, these are potential pitfalls that should be avoided and tips to make your experience obtaining a home loan as smooth as possible.



1. Maintain the same financial picture during the process.

Assessing an accurate profile of your credit, income, and financial obligations is crucial throughout the process of obtaining and securing a home loan. It's very important that your financial situation remains the same at the time of application all the way through to closing your loan.



2. Don't go shopping!

An initial credit report is pulled upon the start of the home loan process, and is required again as a "soft pull" within three days of closing. This will reveal any new credit and or inquiries on your report, which will be required to be addressed. So, when we say, "No shopping until the loan closes", we mean it.



3. Document Funds/Transfer/Gifts

There is a term called "sourcing" that has become a center of attention in the mortgage world. This refers to any large deposits made (other than payroll) and will be required to be documented. So, if you feel the need to transfer funds from one account to another, or receive gift funds for down payment assistance, consult your loan officer for specific guidelines and documentation necessary to satisfy underwriting requirements.



4. Keep all of your pay stubs and bank statements.

The loan process runs on a 30 to 60 day cycle. For example, if you are pre-approved for your loan but do not close until 60+ days later, updated pay stubs and bank statements (and any expired documents) will be required to complete the file.



5. We are required to cross check tax returns with the IRS.

Income tax returns you provide are required to match tax transcripts we request from the IRS. If there is a discrepancy, further documentation is required.



6. Homeowners Insurance

Please decide who you will be using for homeowners insurance as early as possible. An accurate cost of your policy is needed along with your agent's name and contact information.

Connect with a loan officer and discover the Community Mortgage difference by visiting us online at www.communitymtg.com.



Community Mortgage
"In Touch. On Time."



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Community Mortgage Corporation (CMC) is required to tell consumers how we collect, share, and protect your personal information. Federal law gives consumers the right to limit some, but not all sharing. The type of personal information we collect and share depends on the product or service you are requesting. For everyday purposes, such as to process your transaction, maintain accounts, or respond to court orders and legal investigations, we share your personal information. We do not share your personal information for the following purposes: marketing, joint marketing with other financial companies, affiliates or non-affiliates. CMC collects your personal information when you apply for a loan. CMC protects your personal information from unauthorized access and use with computer safeguards, secured files and buildings, per federal law.