

FINANCING & DOCUMENTATION

Please have the following documents available and submit to two lenders once you have actively started looking in the market. The home you want to buy most often appears faster and with your financing already taken care of, we'll be able to focus on the disclosure package, the inspections, condition of the home, and our purchasing strategy.

It is important we have two loan packages in progress in the event we have a detrimental snag with one lender during the transaction. It also

keeps the lenders honest with offering the best rates. Lenders know once you are in contract, you have less time to compete or shop and must perform and lock a rate immediately. Of course, smart lenders who value your long-term relationship will generally offer their best rates immediately. This gives you the best of both worlds and puts you in the driver's seat.

Please prepare the below documents for your financing package.

- » **Copies of Drivers Licenses** *for all borrowers*
- » **W-2 Forms** *for the last two full years*
- » **Income Tax Returns** *for last two years*
- » **Last two pay stubs** *or one months' worth*
- » **Checking accounts** *last two statements (all pages)*
- » **Savings accounts** *last two statements (all pages)*
- » **Money Market accounts** *last two statements (all pages)*
- » **Retirement accounts (401K, etc.)** *last two statements (all pages)*
- » **Rental Property** *copies of all leases, if applicable*

Once we are in contract, the lender will also require a copy of the front page of your homeowner's insurance policy (or if property is a condo, contact information for the homeowner's association) to ensure their loan is secure in the event of a catastrophic event to the property.