

Prepare for a smooth, stress-free mortgage process

Gathering required documents and maintaining your credit are key when applying for a home loan.

Funds used for the down payment and closing costs will be reviewed by the lender, so it helps to:

- Provide detailed and accurate information to show the source of the funds.
- Document the source of funds that have been in your accounts for less than 2 months.
- Explain any changes that occur to your financial situation.
- Understand that changes to your assets, employment, income or credit scores could affect your ability to qualify.
- Provide complete documents—all pages!

Maintain your credit score by:

- Keeping funds in one bank account.
- Not making unusually large deposits.
- Limiting your spending when it comes to items like furniture, appliances or a vehicle.
- Upholding the same job.
- Not applying for or closing credit card accounts.

Be prepared to provide a letter of explanation and/or support documentation for:

- Recent inquiries or negative items on your credit report.
- Recent deposits or transfers into or between your bank accounts.
- Evidence that your earnest money deposit has cleared your account.

If you are receiving gift funds, the lender will require:

- A gift letter signed by you and the gift donor.
- Evidence of the donor's ability to gift the funds.
- Evidence of the funds being received into your account.

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If you have any questions or concerns, please don't hesitate to contact me!

Charlotte Oliver

VP of Mortgage Lending
4969 Centre Point Drive Suite 203
North Charleston, SC 29418

Let's get started

O: 843.666.3048 C: 843.513.9515
www.GRARate.com/CharlotteOliver
Charlotte.Oliver@grarate.com