

# Mortgage Musts

Getting a mortgage may seem easy, but the truth is that there are a number of hoops to jump through and hurdles to cross before a mortgage lender will issue you a loan.

**Here are five essential steps that many buyers don't realize are needed for a mortgage.**



**1. Get Pre-approved:** In a highly competitive housing market, it's akin to self-sabotage to not get pre-approved before making an offer. Don't confuse this with pre-qualification though. Talk to your lender and REALTOR® about the major differences.



## **2. Ace the Home Appraisal:**

Lenders require a home appraisal before issuing a loan because the home will serve as collateral. Hopefully the home's appraised value is the same as the amount you've agreed to pay. If not, then it's back to the drawing board.



**3. Keep Your Credit Stable:** Your credit score must remain stable throughout the homebuying process. Your lender's final clearance and loan commitment are subject to a last-minute credit check shortly before closing.



## **4. Review the Closing Disclosure Form:**

Lenders must provide you with a closing disclosure at least three business days before closing. Scrutinize it carefully, as it outlines exactly what fees you're going to pay at settlement.



## **5. Pass the Underwriting Process:**

Before your lender issues final loan approval, your mortgage has to go through the underwriting process. Underwriters will pull your credit to make sure it hasn't changed since you were pre-approved. They'll also review the appraisal and check that you haven't taken on any new debts.

Your REALTOR® will be by your side every step of the way, so be sure you rely on their experience and expertise along this exciting journey.