



How The **HOME** **BUYING** Process Works



Presented By:



Emily Lawless
Real Estate Agent
(970) 361-4553
emily@yoursummitcountyhome.com
emilysummitrealtor.com



Brandon Doza
Loan Officer
(970)389-2278
brandon@mpahomeloans.com
www.homeloanswithbrandon.com
NMLS 1991912



How the Loan Process Works

Buying a home is a big step — and the mortgage process can feel overwhelming at first. There are lots of moving parts, and yes, you're borrowing a significant amount of money. It's normal to feel a little anxious.

But here's the good news:

Millions of people go through this process every year — and come out the other side with the keys to their new home, building long-term wealth and creating a foundation for their future.

This guide is here to help you feel confident and informed every step of the way. Whether you're buying your first home or your fifth, understanding what happens next takes the mystery (and stress) out of the process.

👉 Let's walk through the mortgage journey — from application to closing — so you always know exactly where you are, and what to expect.

 **Step 1: Pre-Approval**

Before you even start house hunting, getting pre-approved sets the foundation for a smoother homebuying experience.

Why it matters:

- It shows sellers and realtors you're serious**
- Helps you understand your true buying power**
- Avoids surprises down the road**

What we'll need from you:

- Government-issued ID (driver's license or passport)**
- Most recent 2 pay stubs**
- Last 2 years of tax returns**
- Recent bank and investment statements**
- Permission to pull your credit report**

Once you're pre-approved, you'll get a letter showing your max loan amount — a must-have when you make an offer on a home.



Step 2: House Shopping & Offer Accepted

Once you're pre-approved, it's time to hit the market and start the fun part — finding your dream home!
And there's no better partner in that journey than your trusted real estate agent.



Your agent will:

Help you explore neighborhoods, listings, and local trends

Match homes to your needs and budget

Craft a competitive offer when you find "the one"

Negotiate on your behalf and protect your best interests every step of the way



Why it matters:

A skilled agent brings expert insight and local knowledge to your search

Their experience can make a huge difference in price, timing, and negotiation outcomes



Once your offer is accepted and the contract is signed, you're officially under contract — and that's when the full mortgage process kicks into gear!



Step 3: Processing

This is when the behind-the-scenes work begins. Our team gathers all the documents and reports needed to prepare your file for underwriting.

What happens during this step:

- **Appraisal:** Confirms the home's value supports the loan
- **Title search:** Ensures clean ownership with no outstanding liens
- **Homeowner's insurance:** You choose the provider, we collect proof
- **Verifications:** We recheck income, employment, and assets as needed

Why it matters:

- **Keeps your file moving smoothly**
- **Identifies and resolves potential issues early**
- **Prepares everything for final loan approval**



Step 4: Underwriting

Your file is now reviewed by an underwriter who checks that everything meets loan guidelines.

What they review:

- Credit, income, and employment
- Down payment sources
- Appraisal and title documentation
- They may request small updates (called “conditions”). Once satisfied, you’ll be issued a Clear to Close — the green light to schedule your signing.

Why it matters:

- This is the final loan approval checkpoint
- Confirms everything is compliant and complete
- No closing can happen until underwriting gives the go-ahead

Then, the most exciting part → → →



Step 5: Closing Day — Time to Celebrate!

This is it — the finish line! Your loan is approved, your documents are ready, and you're just a few signatures away from becoming a homeowner.

You'll receive your Closing Disclosure at least 3 business days before signing so we can review everything — final loan terms, payment details, and total closing costs — with no surprises.

What to expect on closing day:

- Sign all final loan and title documents**
- Funds from the lender will be wired to title**
- Receive the keys to your new home! 🌐**

Why it matters:

- Officially transfers ownership to you**
- Legally finalizes your mortgage**
- Starts your next chapter as a homeowner**

Let's celebrate — you did it!

 **We're Here for You — Every Step of the Way**

We hope this guide helped you feel more informed, confident, and excited about your homebuying journey. Our goal isn't just to get you to the closing table — it's to make sure you feel supported from start to finish (and beyond).

Buying a home is a big deal — and you don't have to do it alone.

As your mortgage partner and your real estate expert, we're here to answer your questions, walk you through every step, and celebrate with you when you get the keys.

 **Let's Connect**

Thinking about buying a home — or just want to talk through your options? Let's chat. The conversation is always free, with no pressure or obligation.

We're here to help whenever you're ready.

Emily Lawless

Your Local Real Estate Expert

 **970-361-4553 | emily@yoursummitcountyhome.com**

 **emilysummitrealtor.com**

Brandon Doza

Your Local Mortgage Loan Officer

 **970-389-2278 | brandon@mpahomeloans.com**

 **www.homeloanswithbrandon.com**