

# **Step-by-Step Mortgage Checklist**

## **1. Get Organized Before You Apply**

- Proof of Income - W-2s (2 years), pay stubs (30 days), or tax returns if self-employed
- Bank Statements - Most recent 2-3 months
- Credit Report - Check for accuracy; correct any errors
- Identification - Driver's license or other valid ID
- Debt Documentation - List of monthly debt obligations (loans, credit cards, etc.)
- Pro Tip: Avoid large purchases or new credit lines during this time.

## **2. Get Pre-Qualified or Pre-Approved**

- Pre-Qualification gives a rough idea of affordability.
- Pre-Approval is a deeper analysis and includes a letter for sellers.
- Visit: <https://askmortgageauthority.com/get-pre-qualified/>

## **3. Determine Your Budget**

- Home price, down payment amount
- Monthly mortgage payment (use online calculator)
- Property taxes, insurance, and HOA fees

## **4. Shop for the Right Loan Program**

- Conventional Loans
- FHA Loans
- VA Loans
- Jumbo Loans
- Non-QM Loans
- Down Payment Assistance

## **5. Submit Your Mortgage Application**

- Submit required documents after finding a home.

- Optionally, lock in your interest rate.

## **6. Underwriting & Appraisal**

- Lender reviews credit, income, and property details.
- Home appraisal confirms market value.
- Respond promptly to additional conditions.

## **7. Receive Loan Approval**

- Review your Loan Estimate and Closing Disclosure.
- Ensure all information is accurate.

## **8. Prepare for Closing Day**

- Perform final walkthrough.
- Bring ID and payment for closing costs.
- Sign loan documents.

## **9. Get Your Keys & Move In!**

- Congratulations-you're a homeowner!