

The Five Steps You Should Know and How to Save Thousands When

Buying a Home!



NMLS #362869

Hello, my name is Kederio Ainsworth Mortgage Broker for Ainsworth Financial Mortgage Corporation. I have been a Mortgage Broker for 20 years and have closed multiple types of loans: FHA, VA, Conventional, Reverse Mortgage, Hard Money, Commercial & Bank Statement Self Employed loans.

If you are interested in purchasing a home, the 5 steps will explain the process of buying a home and at the end is how are going to save thousands.



Step 1

It's exciting when you are ready to buy your 1st home! During this process most individuals automatically start looking for properties on online property sites and setting up appointments to view properties.

If that's you, **"STOP"** that's not the 1st Step. The 1st Step is the most important step and that is getting pre-qualified with a Mortgage Broker or Lender. Before you get pre-qualified, answer the following questions to see if you are ready to buy a home.

Question #1 – Have you been on your job for at least 2 years? Have you received overtime, shift pay, bonus, etc for the last 2 years? This is major when determining the monthly income.

Question #2- Do you have money for a down payment? and has it been seasoned for 60 days in your savings/checking, retirement account? or will a family help gift you the money?

Question #3 — Do you know what your credit scores are? Before running your credit goes to Credit Karma or other sites to get an idea of what your credit scores are. In the mortgage industry, credit scores are based off the 3 credit bureaus: EQUIFAX, TRANSUNION & EXPERIAN and the middle score is used to qualify. For example; if your credit scores are 700 / 710/680: the middle score would be 680 and that score is used to qualify for a mortgage loan. If you are married or using a co-borrower than the lowest person middle score is used to qualify.

Question #4 — Do you have any judgments, owe child support back payments, IRS liens, etc.? If so, proper documentation would have to be provided.

Question #5 — Have you paid your credit cards, car payments, etc. on time for the last 12 months If not, proper documentation would have to be provided.



A woman wearing a red cardigan over a white collared shirt is shaking hands with another person. In the foreground, there is a small model of a house with a brown roof and white walls. The background is slightly blurred, showing what appears to be an office or home setting with shelves and binders.

Step 2

After you answered the 5 questions and step #1 and have no issues moving forward, then you are ready to get pre-approved. The following will need to happen:

- Complete the loan application
 - Run credit
 - Provide the requested documents
1. Drivers license & Social Security Card
 2. Two recent paystubs
 3. Last 2 months bank statements
 4. Last 2 years W2's
 5. Last 2 years Tax Returns
 6. Recent retirement statement (if applicable)

Step 3



The loan officer will submit the loan for Desk Top Underwriter pre-approval. If pre-approved then you can move to step #4. If you're not pre-approved, your loan officer will assist you on what you need to do to get pre-approved.



Step 4

After the loan officer will explain the pre-approval regarding the loan terms, monthly payments, taxes, insurance, monthly mortgage insurance (if applicable) down payment & closing cost. Once you agree to the terms, you are ready to contact the real estate agent of your choice and begin looking for homes based off the pre-approval letter.

Step 5



Once you find a home you like, the real estate agent will make an offer on that property. If your offer and counter offer is accepted than the listing agent would open up escrow (typically the escrow time frame is 30-45 days), After loan docs are signed and title records the deed to that property is yours.

Congratulations



You just purchased your 1st home.

Exclusive Secret to Save Thousands! Let me share with you how can receive a credit up to 8k towards your closing cost.

It's real simple when use my service as the Mortgage Broker and Real Estate Broker I will credit up to 8k to be used for your closing cost.

Call or text me! K Ainsworth at 909-938-1534 when you ready to get qualify. Just mention the “Exclusive Secrets to Save Thousands” from the e-book you downloaded or was sent to you. I hope the information was helpful and I hope to hear from you real soon!

Best Regards,
Kederio Ainsworth
NMLS #362676

