



<p>START HERE</p>	<p>PRE-QUALIFY</p> <p>We review your credit report and income so you'll have a good idea of what you may be approved for later</p>	<p>PRE-QUALIFY</p>	<p>PRE-PROCESSING</p> <p>I will request documents from you and begin to prepare your loan for the processor and underwriter.</p>		<p>CONTRACT</p> <p>A signed sales agreement between you and the seller is provided to the lending institution and our processing teams.</p>	<p>APPLY</p> <p>Meet with my lending partner to review and sign your loan application.</p>
	<div data-bbox="609 982 1015 1092" data-label="Section-Header"> <h1>LOANOPOLY</h1> </div> <div data-bbox="544 1117 1079 1144" data-label="Section-Header"> <h2>IMPORTANT TIPS FOR WINNING THE LOAN GAME</h2> </div> <div data-bbox="430 1165 1193 1375" data-label="List-Group"> <ul style="list-style-type: none"> <li style="width: 50%;">▶ DON'T change jobs. become self-employed or quit your job. <li style="width: 50%;">▶ DON'T originate any inquiries on your credit report. <li style="width: 50%;">▶ DON'T make any large purchases such as a car, furniture, etc. <li style="width: 50%;">▶ DON'T make large deposits without being prepared to explain and document the source of funds. <li style="width: 50%;">▶ DON'T use credit cards excessively or be late on payments. <li style="width: 50%;">▶ DON'T change bank accounts. <li style="width: 50%;">▶ DON'T co-sign a loan for anyone. <li style="width: 50%;">▶ DON'T spend your closing funds. <p>I may require an updated copy of your cancelled earnest money cheque and an updated bank statement as soon as it clears your bank.</p> </div>					<p>PROCESSING</p> <p>Processor receives and reviews documents, appraisal, title insurance. Tax certificates and verifications are ordered.</p>
<p>FUNDING</p> <p>Solicitor requests funding. Once completed, you take possession. Time to move in and enjoy your new home!</p>		<p>INSPECTION</p> <p>Inspect your potential property for structural, electrical and plumbing issues.</p>				
<p>CLOSING</p> <p>Parties sign closing documents. This process takes about one hour.</p>		<p>APPRAISAL</p> <p>An independent appraiser may confirm the market value of your home.</p>				
<p>LENDING INSTITUTION</p> <p>The lending institution compiles all paperwork and draws up documents to be signed by all parties.</p>	<p>FINAL WALKTHROUGH</p> <p>You conduct a final walkthrough of the property to approve the condition of the house prior to signing closing documents.</p>		<p>CLOSING DEPARTMENT</p> <p>Closing documents and funds are finalized and sent to the Solicitor. You find out the exact amount to bring to closing.</p>	<p>FINAL LOAN APPROVAL</p>	<p>CLOSING CONDITIONS</p> <p>Underwriter gives us a list of closing conditions to complete your file. We arrange for collection of closing conditions from all parties.</p>	<p>UNDERWRITING</p>