

# START

## PRE-APPROVAL

Preliminary documents include: W-2s, pay stubs, bank statements & tax returns.



## FIND A HOME

Assess your wants & needs, then let your Realtor® help you find the perfect home to fit your lifestyle.



## MAKE AN OFFER

Offer accepted, sign binder & schedule inspection



## APPLICATION PROCESS

Submit updated documents from pre-approval prior to obligating yourself on contract... KNOW YOUR NUMBERS.

## CONTRACT

Review & sign your contract with your Real Estate Attorney.



## POST CLOSING

Enjoy the tax advantages of owning a home. Grieve your property taxes & apply for STAR\* exemption.

# FINISH

CONGRATULATIONS  
YOU ARE NOW  
A HOMEOWNER!



## CLOSING

You are at the finish line! All parties sign closing documents with bank attorney.



## FINAL WALK-THROUGH

Borrowers do a final walk-through of the property to approve condition of the house prior to signing closing documents.

# THE HOME BUYING PROCESS

## HELPFUL STRATEGY

- Save & submit all future pay stubs.
- Save & submit all future bank statements (complete with all pages).
- Keep copies of all documents submitted to processing.
- Do continue to pay all of your debts & loans on time.

## COMMON MISTAKES

- Don't make any cash deposits.
- Don't make any large purchases on your credit cards.
- Don't co-sign a loan for anyone.
- Don't change bank accounts.
- Don't apply for new credit cards.



**Scott Deaton**

**Broker/Owner/CEO**

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## APPRAISAL ORDER

Ordered within first week of contract, appraisal inspection is completed.



## PROCESSING

Receive your Welcome Package. Processor completes all updated information verifications for credit, employment & assets.



## APPRAISAL REPORT

Received & reviewed; processor updates you of outstanding items needed for approval. We will email it to you within 3 days of receipt.

## HOMEOWNERS INSURANCE POLICY

Copy of appraisal & mortgage clause provided to you to secure a Homeowners Insurance Policy.



## TITLE REPORT

Your attorney submits the title report to the bank attorney for review & clearance.



## COMMITMENT

Submit ALL outstanding closing condition items for the commitment letter prior to final clearance.

## UNDERWRITING

Processor submits file to underwriting department for review & commitment letter. Approved commitment letter issued & sent to you & your attorney for review.