# **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.

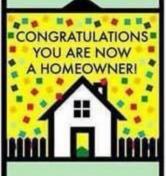
Review & sign your contract with your Real Estate Attorney.



### POST CLOSING

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

# **FINISH**



### CLOSING

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

# 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.



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CONTRACTOR OF STREET, STREET,

# 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.

# FINAL WALK-THROUGH

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

# CLEAR TO CLOSE

You & your attorney are notified that your file is clear to close & a closing date is scheduled by your attorneys with the bank attorney.

# 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.