



## YOUR NEXT STEPS!

### DO'S:

✓ **Decide on a Realtor**

*Provide me with your Realtor's contact info so we can coordinate details regarding your pre-approval.*

✓ **Feel free to use my help getting your offer accepted**

*Subject to your Realtor's approval, I'll contact any listing agents to support your qualifications and give that agent several other reasons to accept your offer.*

✓ **Use the right account for your escrow deposit**

*Once your offer is accepted, the seller will ask you to make a good faith deposit into escrow. Make sure this deposit is made from an account we are using in the loan process. Discuss with me before proceeding.*

✓ **Continue to make all debt payments on-time**

*You want to avoid late payments so your credit score isn't affected.*

### DON'TS:

⊘ **Don't change jobs**

*A new job may involve a probation period before you can use income from the new job.*

⊘ **Don't make deposits or move assets between accounts**

*Other than direct payroll, don't make deposits into the account we are using for funds-to-close. Avoid transfers as they'll show us as new deposits. This complicates things and jeopardizes your loan approval.*

⊘ **Don't make any big purchases on credit**

*New loans (cars, furniture, etc.) increase the amount of your monthly debt payments, which could disqualify you from getting a loan.*

⊘ **Don't open or close any credit accounts**

*This negatively impacts your score, which could affect your interest rate and endanger your loan approval.*

⊘ **Don't charge existing credit cards beyond their current levels**

*Keep all balances at (or below) existing levels. Increasing the ratio of balances in relation to credit limits negatively affects your score. Also, increased balances equal higher payments. This can be a big problem.*

⊘ **Don't allow inquiries on your credit report**

*Inquiries can decrease your score, which negatively affects your interest rate and approval credentials.*