

WORKBOOK

Homebuyers'



THE FIRST STEP

Congratulations on taking the first step to homeownership! This workbook will help you on the path to your new home as well as provide you a place to take notes. There are sometimes many things going on at once during a purchase, so this book will help you keep it all straight and in one place!

Ama Adeniyi



READY TO BUY A HOME?

The first step in the homebuying process is to get yourself pre-approved with a lender. This will ensure you are ready to make an offer on a home when you find the right one!

WHAT IS A PRE-APPROVAL?

A Pre-Approval is a statement from a lender showing that they have reviewed your credit score and financials and are pre-approving you to buy a home up to a certain dollar point.

WHY DO I NEED A PRE-APPROVAL?

A Pre-Approval lets you know how much you can afford when it comes to buying a home, meaning you will not be shopping above your price range. It also gives the seller confidence that you are well qualified.

DOCUMENT CHECKLIST



Before you sit down with a Lender, make sure you have these documents ready to go!

- Social Security Number for all borrowers who will be listed on the loan
- Proof of Employment
- Proof of Income, usually your two most recent pay stubs
- Your W-2 Statements and Tax Returns for the last two years
- Self-Employment Documents
- Bank Account Statements
- Place of Residence, typically for the last five years
- Gift Letters, if someone is gifting you funds for the down payment
- Your Credit History and Score, to be pulled by the Lender

These are the most common documents requested, but your lender may request more for clarification during the process..

YOUR LENDER AND LENDING INFORMATION

Your Lender

Your Lender's Phone Number

Your Lender's Email

Approval Amount:

Downpayment Amount:

Type of Loan:

Now that you have your preapproval, it's time to make a list of what you are looking for.

MUST HAVES

LIKE TO HAVES





THE SEARCH BEGINS

Address:

Pros:

Cons:

Questions:

Address:

Pros:

Cons:

Questions:

Address:

Pros:

Cons:

Questions:

Address:

Pros:

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Questions:

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Pros:

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Pros:

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Questions:

Address:

Pros:

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Questions:

Address:

Pros:

Cons:

Questions:



CONGRATULATIONS

You are Under Contract!

Now it's time to start working towards closing.

- Submit your Earnest Money or Escrow Deposit
You must send your deposit of _____ via check or wire to _____
- Submit your Loan Application
If you have not already done so, your loan application needs to be submitted to the lender.
- Schedule your Inspection
To ensure you have time to renegotiate or terminate the contract if need be, schedule your inspection as soon as possible.
- Start Shopping for Home Insurance
You will need home insurance in place prior to closing. Begin shopping now to ensure there are no issues obtaining it.

IMPORTANT DATES

Address:

Title Company:

Deposit Amount:

EXECUTED CONTRACT DATE

EARNEST MONEY OR ESCROW DEPOSIT DUE

LOAN APPLICATION DUE

INSPECTION PERIOD

LOAN APPROVAL DEADLINE

CLOSING DATE

NOTES FROM HOME INSPECTION

YEAR BUILT

SQUARE FOOTAGE

AGE OF THE ROOF

ROOF MATERIAL

AGE OF THE HVAC

AGE OF HOT WATER HEATER

TYPE OF FUEL

AGE OF WINDOWS

QUESTIONS FOR YOUR REALTOR

As you are going through the inspection, appraisal, insurance, and loan process, there are bound to be a hundred questions you need answers to. Keep them here so you have no questions left unanswered.

A large rectangular area with a light brown background, containing 14 horizontal lines for writing. The lines are evenly spaced and extend across the width of the area, providing a space for the user to write their questions.



Thank you for choosing me!

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