

Mortgage Checklist

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- Limit
 - Determine your mortgage limit
 - Create your expense snapshot - listing all expenses in your current budget
 - Estimate potential homeowner expenses and include them in your snapshot
 - Estimate your monthly payments using an online calculator
 - Calculate your debt-to-income ratio to determine your mortgage limit
 - Decide how you will make a down payment and how much
- Your Credit
 - Check your credit
- Loan type
 - Determine the type of loan that is best for you.
- Lender
 - Choose a lender, or several lenders
- Get pre-approved
 - Paycheck stubs for the last 30 days
 - One W-2 tax return if you've had your job for over two years, or two if otherwise
 - Recent credit card statements
 - Two bank statements over last 90 days
 - Proof of pensions, retirement, disability, or Social Security
 - Proof of income from rentals, investments, etc.
 - Proof of child support or alimony paid/received
 - Loan information on current home (if you own one)
 - 401K statements
 - Divorce decree (if applicable)
 - Get a Good Faith Estimate of fees as a part of your pre-approval.
- Rates
 - Lock in your rates.
- Closing

- Bring all documentation to the closing.