

Here is some useful information you need to know before applying for a home loan.

MORTGAGE PRE-APPROVAL

- You give us preliminary information about your income and current payments and the type of property you wish to purchase, and we give you a conditional approval.

KNOW WHAT YOU CAN AFFORD

Lenders use guidelines called debt-to-income ratios to evaluate your ability to pay a loan. A debt-to-income ratio takes the total of your current/proposed principal-and-interest mortgage payment combined with your current/proposed taxes and insurance. This total is divided by your gross income (income before taxes are deducted) to produce a percentage. Different mortgage programs have different housing ratio guidelines. Consult with your lender to understand what the current guidelines are for the mortgage programs available to you.

Use the loan calculators available at

www.jvbonline.com/home/customer-support/calculators

RESEARCH CURRENT HOUSE PRICES

- Spend time looking into the market
- Compare similar homes in similar neighborhoods
- Use of online real estate tools can be of assistance in this area

INFORMATION YOU'LL NEED TO HAVE ON-HAND TO OBTAIN A MORTGAGE:

A Driver's License will be required for all borrowers

If a purchase, copies of:

- Sales agreement
- Seller's disclosure
- Legal description of the property
- Property data sheet

If a refinance, copies of:

- Deed
- Tax bills/receipts
- Most recent mortgage statement
- Homeowners insurance policy

If construction, copies of:

- Signed contract with builder
- Plans/specs
- Legal description of the lot
- Agreement of sale for purchase of the lot
- Draw schedule
- Deed of building lot

Income verification; copies of:

- Last 2 years' tax returns with W-2's for all employers
- Unemployment statements (if applicable)
- **Most recent one month's paystubs**
 - 5 paystubs for weekly payroll
 - 2 paystubs for semi-monthly
- Benefit Award Letters for Social Security, VA Pension, etc.
- Benefit Letter for retirement/pension
- Year-to-date amount for unemployment
- Name of employers, address, phone numbers, and dates of employment for last two years
- **If self-employed:**
 - Current year-to-date profit-and-loss statement
 - Last two years' Federal personal and business tax returns with all schedules

Other income verification which may/may not be required depending on your mortgage program:

- Divorce Decree or Court Order with 2 year history of canceled checks or bank statements

Bank statements from most recent 3 months

- Copies of 3 months' statements for all stocks/investments

Credit references:

- Loans/credit cards/charge accounts minimum monthly payment and estimated balance
- Settlement agreement for child support or alimony obligations
- Any credit history problems of which you may be aware

Other real estate owned (building lot information)

- Property address, market value, taxes, insurance, mortgage balance, monthly payment. If rental units, copies of leases; if being sold, copy of listing agreement.