

Documents Required at Your Application

Driver's License or Photo ID

Residence Address

For the past 2 years the Landlord name and address.

Employer

Name and Address of each employer for the past 2 years.

Pay Stub

Latest 2 pay stubs showing year-to-date. If you are self-employed, a Profit & Loss statement.

Tax Forms

Latest 2 year's complete signed tax returns including W-2's.

Active Bank & Brokerage Accounts

Statements for the last 2 months. This includes: checking, savings, money market, brokerage, and credit unions.

Credit Card and Installment Accounts

Name, address, account numbers, monthly minimum payment, and approximate balances owed.

Real Estate Contract

A copy of the full executed sales contract including riders and listing sheets.

If Applicable

Divorce Decree
Bankruptcy Documents
Court Releases of Judgments
Alien Registration Cards
DD214 Military Discharge
Attorney's Name and Phone Number

Application Fee

\$300 – includes credit report and appraisal
\$350 – for VA loans

Do Your Homework

After you "do your homework", consult with a respected mortgage broker like Tony at BancGROUP Mortgage Corp. As banker/brokers, we survey rates from over 30 different lenders daily. We already know the programs that will fit your special needs and can find the lowest rates for your circumstances.

You can try to do it all yourself.... Or let a trusted professional like Tony do the leg work for you!

Call Today For All Your Home Purchase and Refinancing Needs



Tony Salerno
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Illinois Residential Mortgage Licensee



LOAN APPROVAL PROCESS



*What You Need To Know
On the Road to Home Ownership*

Call (630)688-3455 Today

Getting approved for your mortgage is as easy as 1-2-3 ...

Getting approved for a mortgage is no longer a lengthy and frustrating process. BancGROUP Mortgage has made the approval process simple. There are three basic steps to getting approved for a mortgage:

1. **Pre-Qualification**
2. **Pre-Approval**
3. **Approval**

Pre-Qualification

Pre-qualifying will tell you what price range you can afford when looking at homes.

If you are in the early stages of your search for a new home, you will want to start by getting pre-qualified for a mortgage amount. It is a simple process that takes about 10 to 15 minutes on the phone. You will be asked for some basic information (your annual gross income and the minimum monthly required payments on all loans and credit cards). Your mortgage consultant can give you an idea of the price range for which you qualify.

This is also a good time to take a look at your credit report. If you have not seen your credit report recently, then you may not be aware of "surprises" on the report. By looking at the report early, you will

give yourself time to clear up any issues with creditors. This will speed up the loan process. Your authorization will allow me to pull your credit report.

Pre-Approval

Pre-approval provides you with a written commitment letter of financing from BancGROUP Mortgage to use towards your new home purchase. Sellers want a buyer that can close the deal.

The next step towards getting a mortgage is to get pre-approved. Even if you plan to delay signing a purchase contract for several months, it is recommended that you start your pre-approval early. This way you have an approval in writing, with any issues cleared up ahead of time. So when you do purchase, you can be confident about your qualifications for the home you have chosen.

A list of commonly required documents you will need for your pre-approval is provided on the back of this brochure. The more complete your file is at the time of meeting for the application, the quicker a decision can be rendered for your pre-approval. Missing documents can delay the process.

Once a pre-approval is in place, you are ready to pick out your home. To complete your file, you submit a copy of the contract, with all the addendums. Any changes to the price after the initial contract will need to be forwarded on to BancGROUP as they occur to be sure you receive maximum financing.

When you sign a contract to complete your file, an application fee will be required to offset the cost of a credit report and certified appraisal. Lenders require a professional

appraisal of the subject property to insure that its value as collateral equals their risk in extending a loan. Your application fees are applied toward closing costs so you will not be paying for anything twice.

Approval

The difference between a pre-approval and an approval is that with an approval, you get a loan commitment for a specific home.

If you already know the home you plan to buy, then you will start off directly with an approval. A pre-approval is simply a loan commitment for a specific dollar amount, but not a specific home. The documents required for an approval are the same as with the pre-approval, except you would include a copy of the purchase contract with the application.

The Contingency Clause

Most contracts for homes will have a mortgage contingency clause. This clause gives you a certain amount of time to get approved for a mortgage. If you do not obtain financing within this time period, you can void the contract and get a refund of your earnest money paid.

Every contract can be different, so refer to *your* sales contract for the specifics of your mortgage contingency. Usually, if you do not have an approval by the required deadline then the seller has the right to sell the property to another buyer. This is why it is important to obtain the approval as soon as possible.