

# THE LOAN PROCESS

## STEP-BY-STEP GUIDE TO HOMEOWNERSHIP



### PHASE 1 FIRST STEPS



Contact me about a mortgage loan.



Authorize credit review and discuss your income, assets, debts, target price, and potential down payment.



**CONGRATULATIONS!**  
You're ready to start shopping.



Gather requested initial documentaion and begin your home search. (see checklist below)

### DOCUMENTATION CHECKLIST

- Photo ID
- Financial statements for the last 2 months (bank accounts, retirement, IRAs, CDs, etc.)
- Federal tax returns for the last 2 years.
- W-2s for the last 2 years
- Pay stubs for the last 2 months (LES)

*As Applicable*

- DD214
- Military orders
- Bankruptcy documents
- Divorce decree

### PHASE 2 BECOME A HOMEOWNER

#1



Find the perfect home you're ready to purchase.

#2



Your realtor presents an offer on your behalf.

#3



Your offer is accepted and a closing date is set.

#4



Meet with me to lock in your interest rate & calculate your final monthly payment.

#5



I'll order the appraisal, title report, & other necessary documents & submit them to the underwriter for approval.

#6



Final approval is issued. Any conditions are compiled and corrected.

#7



Closing time! The closing agent receives documents & you receive a copy of the settlement statement costs.

#8



**CONGRATULATIONS!**  
You're a homeowner!



This advertisement does not constitute an offer of credit. All loan applications are subject to underwriting conditions and approval.

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