

The Victor Bals Team, Huron Valley Financial



NMLS#162273

<p>1Day</p>	<p style="text-align: center;">PRE-Approval</p> <p>After asking a few questions about you and your income/debts, we will pull a credit report to help determine what price house you can afford and pre-approve you for a mortgage loan.</p>
<p>1- 45 Days</p>	<p style="text-align: center;">Finding Your Home</p> <p>You and I will preview various houses to find the perfect home for you and your family. Once you have found a home you like, I will assist you through the process of making an offer by writing a contract and then negotiating the terms of the sale of the home.</p>
<p>1-3 Days</p>	<p style="text-align: center;">Document Collection</p> <p>For your loan to proceed quickly, any documents requested at your loan application will need to be brought in as quickly as possible, to determine program options and cash to close if necessary.</p>
<p>1- Day</p>	<p style="text-align: center;">Loan Application</p> <p>Once you have an accepted contract, we will meet to complete the loan application and any accompanying paperwork. If you are ready to do so, we will also lock you into an interest rate at this time. After our meeting, your loan will be assigned to a loan processor who will work with you to get the necessary documents together and will set up your loan for closing.</p>
<p>7-10 Days</p>	<p style="text-align: center;">Appraisal / Inspection</p> <p>At this point, if you choose, you may obtain a Home Inspection. Once you are satisfied, we will order an appraisal to determine value. At times, it may be necessary to obtain well, septic, and water tests. A Mortgage Survey may also be required. We handle all of this for you.</p>
<p>3-5 Days</p>	<p style="text-align: center;">Obtain Insurance</p> <p>Apply for homeowners insurance with your company of choice and pass on their contact info to us. We will take it from there. If you would like an additional quote from one of our referral partners, let us know.</p>
<p>5-7 Days</p>	<p style="text-align: center;">Approval</p> <p>After the necessary paperwork has been collected, your processor will submit your loan to an underwriter for approval.</p>
<p>1-3 Days</p>	<p style="text-align: center;">Conditional Approval</p> <p>The underwriter sometimes needs a little more documentation and will ask for it when they deliver the approval. This is a normal part of the loan process and often happens.</p>
<p>2-3 Days</p>	<p style="text-align: center;">Clear to Close</p> <p>If there were any conditions that needed to be met, the underwriter will deliver a "Clear to Close" after review of the requested documents.</p>
<p>1-2 Days</p>	<p style="text-align: center;">HUD 1 Settlement Statement</p> <p>HUD statements will be prepared by the Title Company a few days before closing. These statements will give the final amount that you will either need to bring to closing or will receive back from any earnest money that may have paid.</p>
<p>1Hour</p>	<p style="text-align: center;">Closing</p> <p>The conveyance of your property will occur at closing. It takes approximately one hour to sign all the documents and then the home becomes yours!</p>
<p>1st Payment</p>	<p style="text-align: center;">First Mortgage Payment</p> <p>Your first mortgage payment will be due on the first of the month one full month after your closing date. For example, if you closed on January 15, your first payment would be due on March 1.</p>