STEP BY STEP

for the first time home buyer

fuse MORTGAGE

1 MORTGAGE ADVISOR:

- Discuss Payment Options
- Advise you of your approved amount
- Discuss the Do's and Don'ts during the mortgage process
  - Don't make any major purchases
  - Don't miss any payments on your current debt
  - Don't quit your job
  - Don't change jobs
- Obtain income/employment/downpayment and closing cost documents

2 REALTOR:

- Provide you with listings of homes that fit your request
- Schedule viewings
- Negotiate the offer with the seller
- Submit the accepted offer back to me

3 MORTGAGE ADVISOR:

- Get you the best interest rate
- Submit your deal to the bank for approval
- The bank will return the approval
- We meet to sign and review documents to ensure accuracy
- The documents will be submitted back to the bank for the final sign off
- Bank advised the file is complete
- Bank sends documentation to the lawyer for closing

4 REALTOR:

- Complete your home inspection (if requested).
- If no, proceed to step 5.

5 LAWYER:

- Request you to obtain fire insurance on the property
- Advise you of the amount you need to bring in
- Downpayment/Closing Cost/Legal Fees
- Have you sign your mortgage documents

6 REALTOR

- Do a final walkthrough
- Give you the keys

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