

GHO HOMES

A few pointers to help you navigate the loan process

Congratulations on your decision to buy a GHO Home! From now until closing day you have an obligation to keep your financial path clean to ensure that your new home closing will go smoothly. Even if you have good credit, your lenders may think twice about lending you money for your new home if you do certain things that will impact your loan approval. Here are a few helpful hints to follow while applying for a new home loan and preparing to close:

- ✔ Do keep originals of all financial documents throughout the building of your home. You may be required to update your financial documents until the day of closing.
- ✔ Do provide all financial documents from the sale of your current home. This includes settlement statement, contract and listing.
- ✔ Do notify your Loan Officer if any of your down payment will be a gift.
- ✔ Do notify your Loan Officer if there are any employment or income changes. This includes raises, change of employment status, promotions, etc.
- ✔ Do not open any accounts or use credit to make large purchases during the loan process until you close. This can affect your debt to income ratio.
- ✔ Do not deposit any large sums of money into your bank accounts without notifying your Loan Officer first. These funds will need to be documented per most lender guidelines. Such deposits include tax refunds, bonus checks, and other large sums of money.
- ✔ Do not change jobs or employers without notifying your Loan Officer because of the impact this change may have on your loan approval.

Thank you for choosing a GHO Home and we look forward to working with you.

Your Home is Everything. We Know That.