

Home Buying Process

(What You Do as Buyer)



Pre-Property Selection

- Contact your Mortgage Advisor to determine appropriate purchase price & loan amount
- Get your financial house in order (provide info on credit history, outstanding debts, income, etc.)
- Follow the "8 Tips to Save Your Sanity" document
- Receive Pre-Approval (while AMB does NOT charge an application fee, a Processing Fee of \$625 is obligated at this point, due upon close of escrow)
- Contact Real Estate Professional to start the searching for properties within your lifestyle and financial parameters
- Identify property - Submit Offer (be prepared to write a check for 3% of purchase price as deposit)



During Contract

- Notify your Mortgage Advisor of ratified contract
- Provide any outstanding documentations requested by your Realtor or MP
- Authorize your Realtor to order Property Inspection(s)
- Authorize your MP to order Appraisal and Rate Lock
- Cooperate and provide any additional information requested by the lender as part of the loan approval conditions



Close of Escrow

- Be open and flexible on the time and date for signing the loan documents
- Be sure to bring your ID (driver's license or passport) to the signing
- Be prepared to write a check or set up wire transfer to the escrow company, as required, in a timely fashion
- The transaction must be FULLY funded (by you and the lender) the day BEFORE escrow closes
- Complete "walk through" after funding after takes place
- Get the keys from seller(s)

Congratulations - The Home Is Now YOURS!!!

Home Buying Process

(What We Do As Your Mortgage Advisor)



Pre-Property Selection

- Get a complete understanding of your current financial situation & your long term goals
- Collect all necessary documentations (see our Needs List)
- Pull credit report(s)
- Process and submit your file for pre-approval
- Make recommendations on purchase price and loan amount based on your objectives and your mortgage qualifications
- Issue Pre-Approval Letter



During Contract

- Obtain a copy of the ratified contract from buyer or selling agent
- Obtain Escrow/Title information and Preliminary Title Report
- Verify Escrow & Title fees. Send buyers updated disclosures
- Lock rate and order appraisal
- Upon receipt of appraisal report, submit file for underwriting
- Clear any applicable approval conditions. Order loan documents to be sent to Escrow/Title



Close of Escrow

- Schedule signing with buyers, agents and escrow/title company
- Review all documents to ensure accuracy
- Attend sign-off to be of support and answer any questions that may arise
- Clear any applicable prior to funding conditions
- Coordinate funding from lender and buyers
- Communicate to buyers when recording happens



The Team Behind AMB

A Team to Support You

If you have any questions, please contact any of the principals at Absolute Mortgage:

- Eric Trailer, 650.543.8001 or etrailer@absolutemortgage.com
- Yulin Lee, 650.319.1607 or ylee@absolutemortgage.com
- Jeff Klein, 650.543.8004 or jklein@absolutemortgage.com
- Bill Prainito, 650.543.8007 or bprainito@absolutemortgage.com