

“Call to schedule an appointment with me to get the process started. I’ll be there from start to finish to help you through the process.”



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THE DO'S AND DON'TS WHEN SHOPPING FOR A NEW HOME

DO

Notify your loan officer of any changes that could affect your pre-approval.

Have any interim bank statements or printouts signed and/or stamped by a bank representative.

DON'T

Obtain any new credit after the initial approval. This would include buying appliances or furniture for your new home.

Make any large deposits that are not job wages. Large deposits need to be explained and documented.

Withdraw any large sums of money from your bank accounts after the initial application.

Change jobs during the loan process. This may disqualify you.

Lenders verify loan data at the start and at the end of the application process.

<Customer> Credit Union is partnering with MAM to provide competitively-priced, value-driven mortgage programs to its members.



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Member Advantage Mortgage, LLC
NMLS #1557
memberadvantagemortgage.com

*This is not an offer for an extension of credit nor a commitment to lend. Program, rates, terms and conditions are subject to change without notice and are not transferable nor negotiable. All proposals and approvals are subject to credit and underwriting approval; not all applicants will qualify. Other terms and conditions may apply. Not available at all locations. Ask for details. This notice provides that Member Advantage Mortgage, LLC has a business relationship with Worcester Credit Union. The nature of this relationship is Indirect Owner. Because of this relationship, this referral may provide Member Advantage Mortgage, LLC a financial or other benefit. We do business in accordance with the Federal Fair Housing Law and the Equal Credit Opportunity Act.

State NMLS disclosure:
<https://www.memberadvantagemortgage.com/sites/default/files/inline-files/licensing-disclosure.pdf>



Mortgage Guide

MORTGAGE MADE EASY



WE OFFER COMPETITIVE RATES AND A WIDE VARIETY OF LOAN OPTIONS, INCLUDING:

- ▀ Fixed Rate
- ▀ Freddie Mac Home Possible
- ▀ Fannie Mae HomeReady
- ▀ Adjustable Rate Mortgages
- ▀ FHA, VA, USDA

With Member Advantage Mortgage, LLC, we offer a one-stop shopping experience, free mortgage consultations, a pre-approval program and excellent customer service.

Get Pre-Approved

A pre-approval states how much money we are willing to loan you for a home purchase. Real Estate Agents and sellers like to see a pre-approval when considering your offer.

A pre-approval is based on the information and documentation you voluntarily provide at the time of application. It is a comprehensive analysis of your credit worthiness. In order to issue a pre-approval, we must verify your employment, income and assets.

Please note, it is important to understand that a pre-approval is not a guarantee that you will be approved for a mortgage loan.

MORTGAGE PRE-APPROVAL APPLICATION DOCUMENT CHECKLIST

While exact documentation requirements will vary depending upon your individual situation, and are not required to begin an application, this checklist outlines the items most commonly required at some point in connection with a mortgage pre-approval application for both purchases and refinances.

- Full legal name and social security numbers for ALL borrowers applying for the mortgage
- If applicable: Copy of resident alien card (front and back)
- Paystubs covering the most recent one month (i.e. two paystubs if you are paid every two weeks, dated 30 days of your most recent paystubs for all applicants)
- W-2 statements for the most recent two years
- Statements or letters showing any other regular income you may receive (i.e. social security, pension, child support, alimony)
- If self-employed: Personal tax returns (all pages and schedules) for the most recent two years
- Bank statements (all pages, even blank ones) for the most recent two months for any accounts you own or co-own, date from application date
- Most recent 401K, pension and/or other investment account statements (all pages)

FOR PURCHASES:

- Fully-executed copy of the purchase agreement and all addendums
- Copies (both sides) of any down payment checks provided to seller, realtor or attorney

FOR REFINANCES:

- Statements for the mortgage and/or home equity loan(s) you wish to refinance
- Proof of homeowners insurance for subject property
- Proof of tax information for subject property

IF DIVORCED OR LEGALLY SEPARATED, WE MAY NEED:

- Final divorce decree or separation agreement (copy of all pages)

IF YOU HAVE 25% OR MORE OWNERSHIP IN A BUSINESS, WE WILL NEED:

- Business tax returns (all pages and schedules) for the most recent two years
- Schedule K1 from your personal tax returns to substantiate ownership percentage

IF YOU OWN RENTAL PROPERTY IN YOUR NAME (I.E. NOT IN AN LLC), WE WILL NEED:

- Annual property tax and homeowners insurance amounts for each rental property.



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