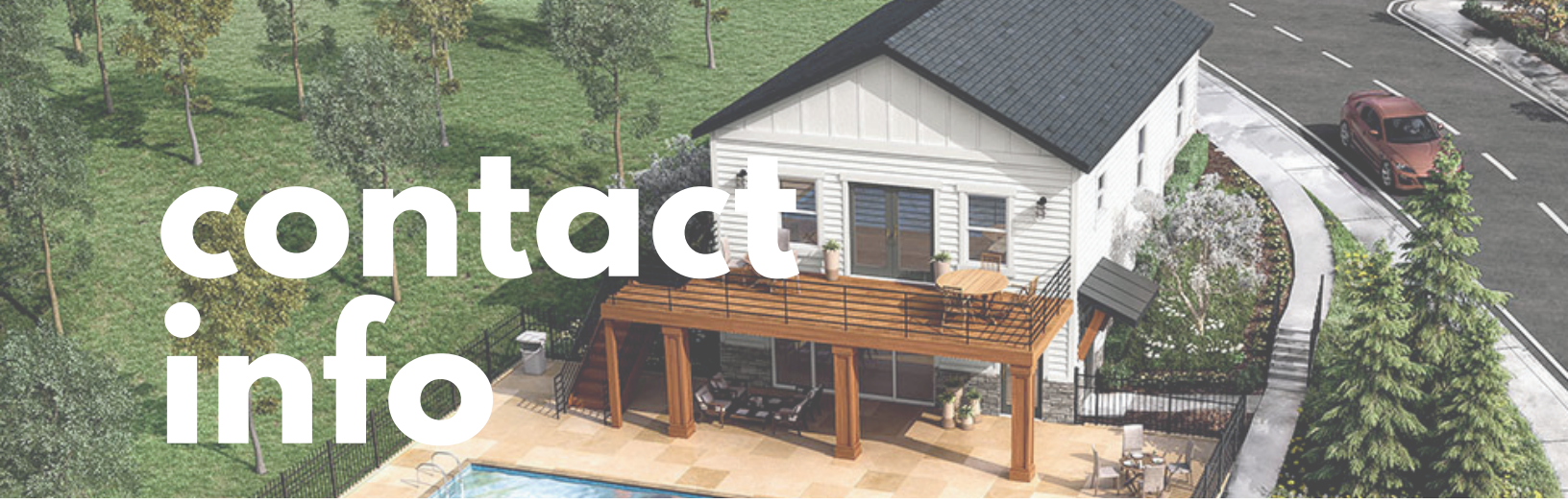
welcome home



Loan Process Packet

YOUR HOME
HOUSE BUILDER

ELITE MORTGAGE GROUP
NMLS # 178787



contact info

Your Home Agent

YOUR HOME AGENT
REAL ESTATE AGENT
(801) 555-5555
HOME@YOURHOMES.COM

Title Company

PREFERRED TITLE AGENT
TITLE COMPANY NAME
(801)111-1234
AGENT@PREFERREDTITLE.COM

Loan Officer

MARK WAGNER
SECURITY HOME MORTGAGE
(801)372-5440
MWAGNER@SHMLOANS.COM
NMLS# 2563697

Construction Milestones

when you'll hear from your lender

1) Loan Pre-Approval & Contract Signed

- You'll get pre-approved and choose your loan.
- Builder Contract is signed and sent to your lender.
- We may lock at this time.

2) Loan File Setup & Design Phase

- Your loan file is officially opened.
- You'll finalize home selections (floorplan, finishes, upgrades, etc.)
- We gather all required documentation.

3) Construction Begins

- Foundation is poured - your home is officially under construction!
- We stay in touch with the builder and track progress.
- If needed, we check in on rate lock expiration or see if it is time to lock, and update preapprovals.

4) Home Nears Completion

- Drywall stage or about 30-45 days from closing.
- We order the appraisal and begin final loan updates.
- You'll submit any updated documents (e.g. paystubs, bank statements, etc.)

5) Final Loan Approval and Closing

- Final Underwriting review is completed.
- You sign your closing documents and receive keys to your new home upon recording.

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DO'S AND DON'TS

A pre-approval on a mortgage loan is not the final approval.
Updated information will be reviewed right up to loan closing.
The following is a list of things to do and to avoid to keep yourself safe:

DO'S

- Be patient
- Provide items requested as soon as possible. We will only ask for things that are required by the underwriters.

Sometimes these items may not seem to make sense! There are very specific guidelines by which mortgage loans are approved and they are not negotiable (unfortunately).

- Be extra diligent to make sure all payments are made on time, even double check your payments set up on auto-pay.
- Do be aware that wire fraud has become an epidemic! Get wiring instructions in person from the title company before sending any funds.

DONT'S

- Don't buy anything on credit without talking to me first, that includes increasing credit card balances.
- Do not quit or change jobs until talking to me first.
- If you are an hourly employee, please make sure you are not missing any hours at work. This is very important throughout your loan process.
- Deposits into your bank account will have to be sourced for any bank statements required for the loan. You can help us by:
  - -Avoid moving money between your accounts, when possible
  - -Avoid cash deposits
  - -Avoid large deposits without talking to me first
- Don't wire any money based on instruction given over the phone or email. This is how hackers are stealing money. Get wiring instructions in person from the title company before sending any funds

Meet your LENDING TEAM



MARK WAGNER

YOUR LOAN OFFICER
NMLS# 2563697
WWW.WAGNERHOMELOANS.COM

801.372.5440



BETHANY STEVENS

TRANSACTION COORDINATOR
BSTEVENS@SHMLOANS.COM
520.730.8334



LEIGH HEWARD

LOAN PROCESSOR
LHEWARD@SHMLOANS.COM



CHELSIE NIELSON

TEAM COORDINATOR
CHELSIE@SHMLOANS.COM
801.836.4693

We cannot wait to work with you!!

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YOU'RE IN GOOD HANDS!
WE HAVE COMBINED 18 YEARS IN RESIDENTIAL LENDING EXPERIENCE

PREFERRED LENDER & PREFERRED TITLE COMPANY - DISCLOSURE

Buyer understands and acknowledges that by using Home Builder's preferred lender & title company, buyer will receive additional significant benefits including the following:

- Owner's policy purchased by **Home Builder** - $1,600-2,000 in value.
- Expedited start on your home upon pre-approval from our preferred lender.
- Buyer is not charged extension fees if loan timeline exceeds the contract limit.

(Unless delay is caused directly by borrower. Limitations apply.)

- Receive extended locks at minimal or no cost - as negotiated by preferred lender and loan options.
- Receive one-time interest rate float down on mortgage loans if rates drop .25% on your lock rate - as negotiated with the preferred lender and loan options.
- Buyer will receive consideration for appraisal problems when using **Home Builder's** preferred lender, otherwise there is no consideration of any kind.
- Priority service and ease of working with **Home Builder's** preferred lender.

Additionally, buyer acknowledges that using Home Builder's preferred title company buyer will receive the following:

- Extended "Alta" owner policy covering against mechanical and subcontractor liens.
- Priority and exceptional service of working with Home Builder's preferred title company.
- Expedited funding enabling the buyer to forego the extra steps needed to close and fund.

Furthermore, buyer hereby acknowledges and agrees that by not using Home Builder's preferred lender or preferred title company, buyer will forego all benefits listed above and take all responsibility and will incur all cost of such items.

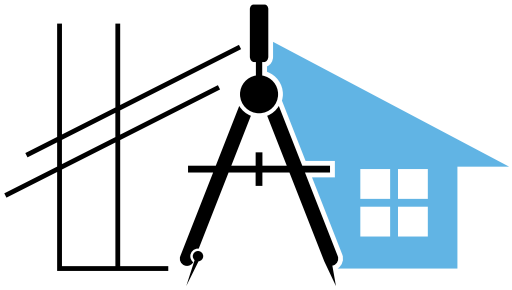
Property address or subdivision/lot: _____

_____

Receipt of this disclosure signed & acknowledged as of the date listed below:

_____ _____

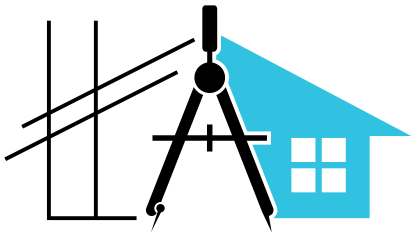
BUYERS SIGNATURE **DATE** **BUYERS SIGNATURE** **DATE**



YOUR HOME

HOUSE BUILDER

Include a short paragraph with your bio here. You can include how long you have been in business, what you offer to the community, what relationships you have formed, etc. You can also include how your business started, and what your commitment is to the community as a home builder.



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