Lenders Plus
Financial Firm

2024
LENDER'S GUIDE
E-Workbook

Lenders Plus
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EQUAL HOUSING OPPORTUNITY

Lenders Plus Financial Firm
& Home Mortgage Brokerage
NMLS 2431945

Home Buyer's Lender's Guide

Your complete Lenders Guide to your successful Home-Buying Process.

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We provide Free Buyers Consultation

I am eager to assist you in discovering your ideal home! You're probably anticipating the thrill and enjoyment that comes with house hunting.

However, it's important to acknowledge that this process can occasionally be challenging and frustrating. To help you navigate these moments, I'm providing you with this..."

Especially for those venturing into homeownership for the first time, understanding true preferences can be a bit elusive. That's why a Buyer's Consultation is crucial. It's a space for potential homeowners to explore their must-haves in a home and the characteristics they desire in a neighborhood. Consider it the inaugural step towards finding a home that aligns with your unique needs and lifestyle.

Such consultations are pivotal in crystallizing your housing requirements. They not only help in setting a strong foundation for a positive and effective partnership between you and your real estate agent but also ensure a smoother, more empathetic journey towards your dream home.

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12 Steps of Buying a Home

Do you know how much house you can afford? In order to find out you should talk with a ud and get pre-approved for a home loan.

1. **Check Your Mortgage FICO Scores:** This is a crucial first step. Understanding your credit score is essential for determining the types of loans and interest rates you can qualify for. Highlighting the possibility of acceptance with a score as low as 500 is valuable information for many potential buyers

2. **Verify Reporting Data Accuracy:** Ensuring the accuracy of your credit report is vital. Errors on your report can affect your loan terms or even your ability to get a loan

3. **Dispute Inconsistencies (if any):** Actively managing and disputing inaccuracies on your credit report can help improve your credit standing, which is important in the home buying process.

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4. **Settle Negative Accounts (If Needed):** Addressing negative accounts can significantly improve your credit score. The suggestion of a "pay for deletion" agreement is particularly insightful.

5. **Review Tax Returns:** Lenders do look at tax returns for income verification. Your emphasis on understanding how tax returns impact the lending process is well-placed.

6. Consider Adding a Secured Credit Product: This is a practical suggestion for individuals with limited credit history. It's a strategic way to build or improve credit.

7. Avoid Purchasing a Car Before Closing: This advice is very important as major purchases can affect credit scores and debt-to-income ratios, which are critical in the mortgage process.

8. Establish Active Credit Accounts: Building a solid credit history is crucial for mortgage approval, and this step provides a practical way to achieve that. Create a Dedicated Down Payment Account: This is excellent advice for saving and demonstrates financial responsibility to lenders.

9. Learn Credit Repair Techniques: Empowering potential homebuyers with the knowledge to improve their credit independently is valuable. It's important for long-term financial health beyond just buying a home.

10. Get Pre-Approval Only After Preparation: This final step underlines the importance of being fully prepared before entering the home-buying process. It ensures that potential buyers are in the best possible financial position when they start looking for a home.

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Get Pre-Approved

Do you know how much house you can afford? In order to find out you should talk with a us and get pre-approved for a home loan.

Pre-approval helps you in other ways as well. Consider this scenario: A home seller gets two similar offers. One is accompanied by a letter from the buyer's bank that states that he or she has been pre-approved for a mortgage in the amount of the offer, The other applicant does not have much supporting documents to prove his or her case financially. Which offer do you think the seller will consider first?

A pre-approval letter shows sellers and real estate agents that you're a serious buyer and can give you a crucial edge over competing home shoppers. Working with a lender to get pre-approved for a mortgage is an important step in accurately determining your budget. Hence you see, why getting pre-approved is really important in order to start with approaching any home sellers.

Call us 912-507-4803

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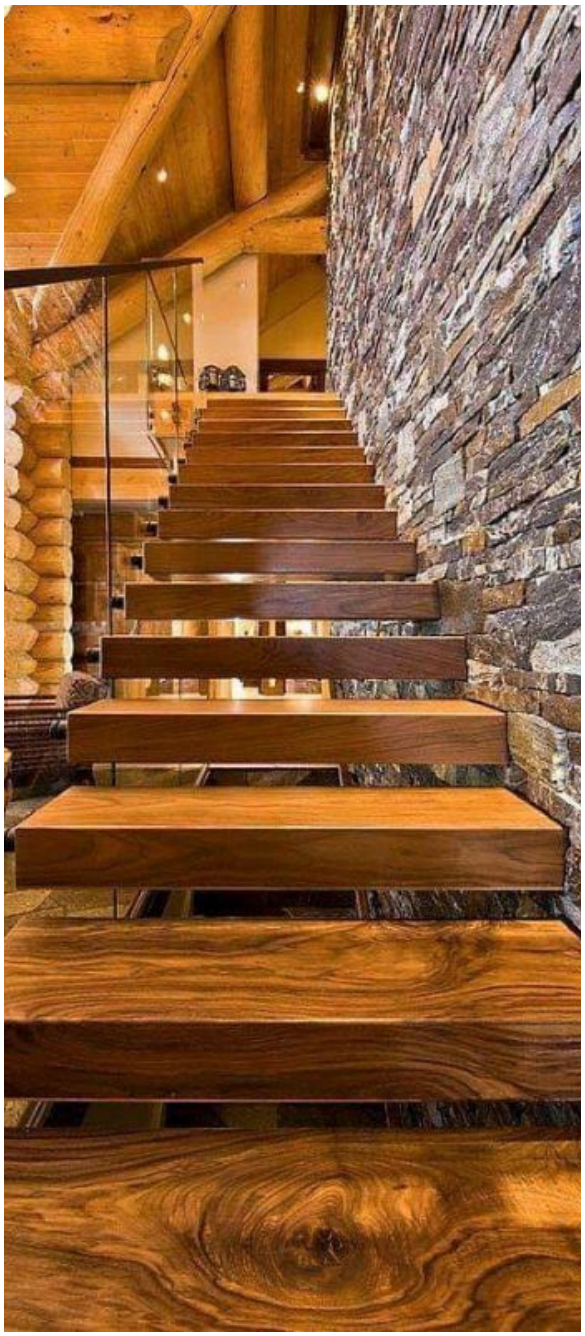
We put the Fun in Funding!

A qualified Mortgage Broker will have really good knowledge of the ongoing real estate market

A Mortgage Brokerage has the ability to tailor your mortgage lending options based on your required needs.

The proficiency of a Mortgage Brokerage in Lending Representation streamlines the process, allowing the Mortgage Loan Originator to swiftly compile and evaluate all vital information needed for the financing of your home purchase, refinancing, Home Equity Line of Credit (HELOC), and other lending products.

"A Mortgage Loan Originator is more than just a salesperson. We guide our clients to competitive rates and customize home loans to suit their specific needs. Think of us as matchmakers, connecting you with a loan you'll love.



Why do you need a Mortgage Brokerage?

Home-buyers need a mortgage brokerage because it offers expert guidance and access to a wider range of loan products and lenders. This ensures that clients receive the most competitive rates and terms tailored to their specific financial situations and goals. Mortgage brokerages simplify the complex process of obtaining a loan, saving time and effort for the consumer."

Our Home Lending Programs are Tailored to Fit Your Unique Needs

CUSTOMIZE

HOME VALUE ESTIMATOR

Get a free estimated market value of a prospect's property

NEW HOME LISTINGS

Find new listings and the agents that manage them

TODAY'S MARKET DATA

Keep up with today's stats

HOMEREADY® SPCP ELIGIBILITY

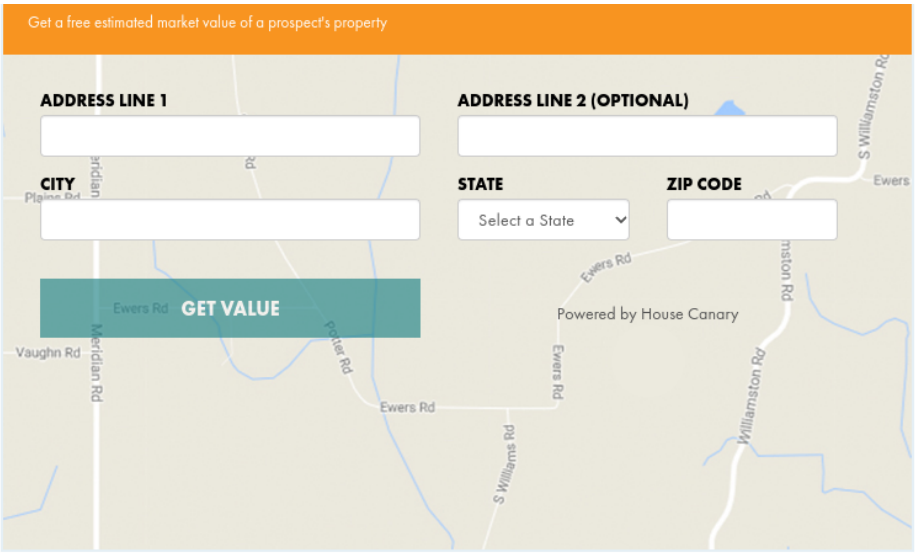
Determine eligibility for $5,000 Grant

We Offer Advanced Tools to Precisely Assess the Full Value of Your Property

Notes:

HOME VALUE ESTIMATOR

Get a free estimated market value of a prospect's property



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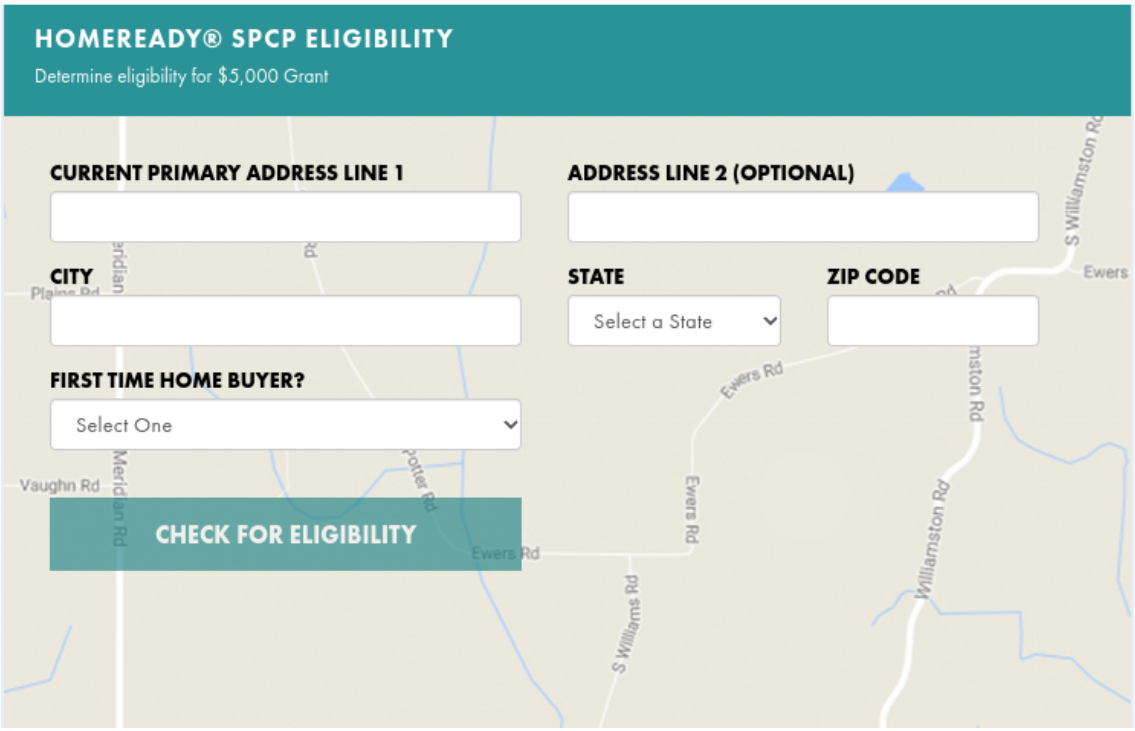
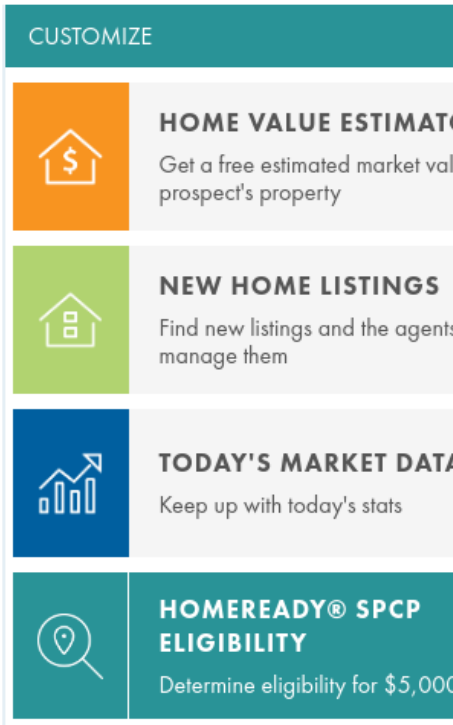
NEW HOME LISTINGS

Find new listings and the agents that manage them





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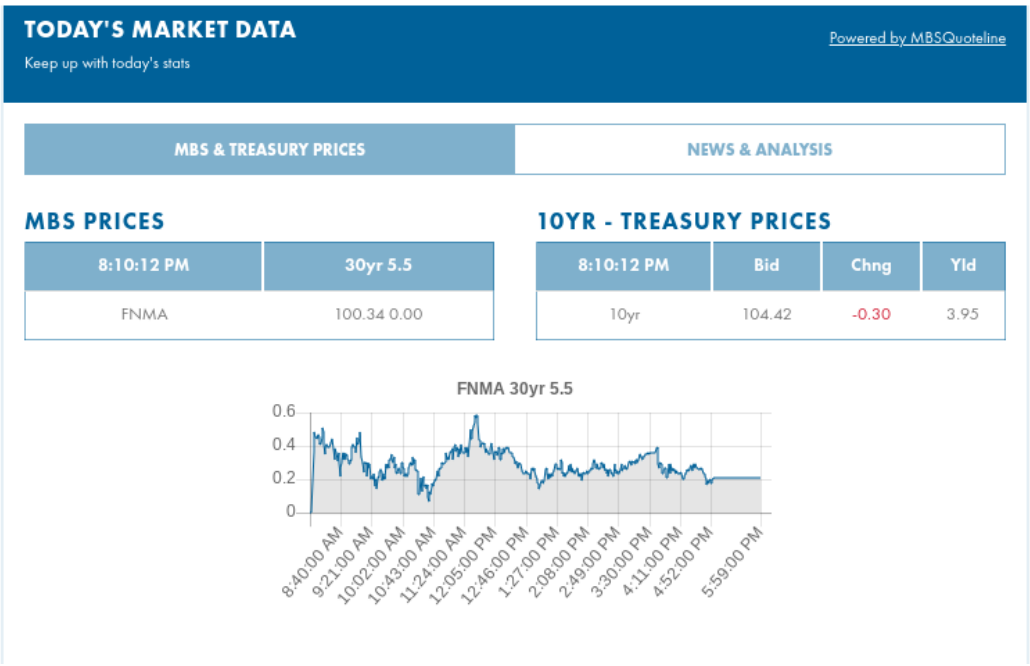
TODAY'S MARKET DATA

Keep up with today's stats



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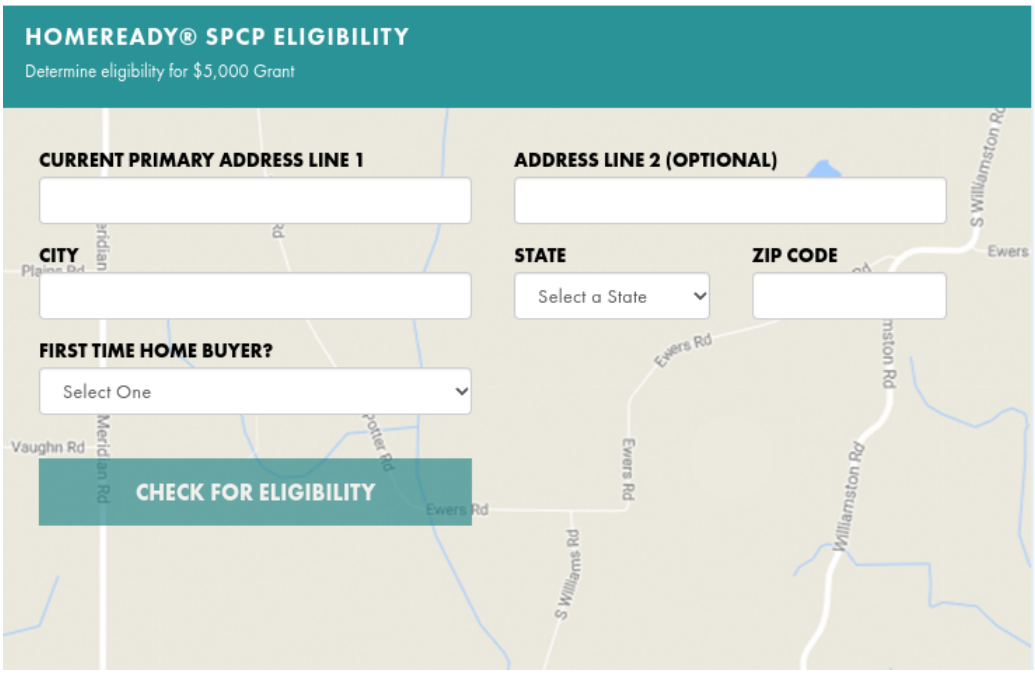
HOMEREADY® SPCP ELIGIBILITY

Determine eligibility for $5,000 Grant



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What kind of house do you want?

For some homebuyers, living in a particular neighborhood takes over all other priorities, but for others, the home itself matters more.

Ideally, you'll find the perfect home in the neighborhood you love at a price that's below your budget, but realistically, you will have to make some compromises if you have a long list of requirements.

How many bedrooms do you need? Do you want a garage? Is a walkable neighborhood important? Do you require nearby facilities? Are you searching for a child Friendly Area?

Notes:

Keeping your list of "top priorities" will help you stay level-headed when searching for your home. As you search, you may shift some of your priorities. If you do, be sure to update your list and keep it with you as you search. Write it down so you are constantly updated and are well aware of what you need. It is easy to forget small details while keeping so many things in mind.

Notes:

Key factors

that can help you decide on your house

THE LOCATION

Once you purchase your house, You can always have things inside changes but you cannot change your home's location. When you go house hunting, consider location as an important factor to your home. Also consider factors like: Ease of access, Traffic noise and crowd, play areas, schools and public transportation.

THE SITE

Beyond location, look at the site of the home. Do you have lots of stairs to climb? Do the neighbors windows look directly into the home? Is the front yard suitable for kids or pets? Is access to the property safe regarding the curb driveway, or stairs to the front door?

THE WINDOWS & LIGHTING

Do you love a bright sunny room or do you love privacy? Look at your potential home with light and sunshine in mind. Look at locations of electrical outlets. Will they suit your lighting needs?

Notes:

Get Pre-Approved

24- Text No (818) 296-9702

The next item on your list is to get a pre-approval for your mortgage loan. This is important for various reasons. it helps you determine whether you can afford everything on your list of priorities and requirements, what neighborhoods might be in and out of your reach.

Second, it shows your real estate agent that you are serious and ready to make an offer on the right home when you find it. You can begin your pre-approval process by checking your credit scores to see where you stand and by pulling your credit reports to ensure a smooth process

Beyond just knowing that you can get a mortgage, and for how much, getting preapproved will do a couple of other things for you:

You'll need it when you want to submit an offer on a home. And in those moments, time can be of the essence. If you need to rush to get pre-approved, you may lose the home if you can't get it in time.

EQUAL HOUSING LENDER
Member FDIC

Notes:

Find your perfect home & Make an Offer

Now you've done your preparation and found a home that you would like to buy, the next thing to do is to put in an offer to the seller.

Note: if your offer is a no, Before making a second offer find out about any other offers that have been put forward, and if they are higher than your current bid, this will help you with how much to increase your offer to.

Hopefully, after your negotiation, you will have an offer accepted at a price that suits both the seller and you.

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Notes:

LET'S GET STARTED!

GET IN TOUCH US

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Home Mortgage Brokerage

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