



Home Loan Checklist

Whether you're buying your very first home or you're already a pro, we're here to make the process as smooth and stress-free as possible.

Getting started is easy! Your first step is applying. If you're in the market to buy, this will help you get pre-approved and give you a better idea of what fits your budget.*

Having the following information ready before you start will speed up the process.

- Your current address and any other addresses for the past two years
- Valid driver's license and proof of homeowner's insurance
- For a purchase, you'll need bank and retirement account statements for the past two months (all pages); for a refinance, we'll let you know what's needed.
- Income history for the past two years
- W-2s for the last two years and proof of income for the past 30 days
- Self-employed or commission income earners: last two years' tax returns with all associated schedules
- If applicable, the most recent mortgage statement(s) for all properties you own

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*All loans subject to credit approval. Equal Housing Opportunity. Membership Required. Federally Insured by NCUA.

Home Loan Process



1. Prepare for Your Home Loan

Have this information available:

- Your monthly income
- How much you have for a down payment
- Employment history for the past two years
- List of monthly debts



2. Loan Application

You'll be asked to provide the following:

- Two most recent paystubs (past 30 days)
- Most recent mortgage statement(s) for all properties you own
- All pages of bank statements for the last two months, including retirement accounts

You may also be asked to provide:

- Last two years' tax returns with all schedules



3. Processing Your Loan

Leading Edge will:

- Verify the info you have provided
- Ask for additional documentation requested by our processing team
- Order an appraisal*, title report, and flood certification
- Set up escrow (if a refinance)
- Present your loan estimate, completed application and disclosures for your review and signature

Note: appraisal can take 3-4 weeks

Signing these upon receipt helps expedite your application, usually done via e-sign



4. Initial Loan Approval*

Leading Edge will:

- Utilize a team of experts to underwrite your loan
- Notify you of your initial loan approval
- Ask for any additional items requested by the underwriter



5. Final Approval*

Leading Edge will:

- Send appraisal (if applicable) to underwriter for final approval
- Notify you upon final approval of your loan
- Present your initial closing disclosure
- Obtain a binder from your homeowners insurance agent



6. Closing and eSigning*

Leading Edge will:

- Introduce your Closing Coordinator who will schedule eSigning appointment
- Provide loan documents for you to review before you sign
- Walk you through signing your loan documents
- Authorize recording and wire funds to escrow for disbursement



7. Let the Celebrating Begin!