

CREDIT APPROVAL

Why every home buyer should get a Credit Approval *Even if you have been Pre-Approved*

Getting "Pre-Approved" for a mortgage is a great first step in the home buying process. A pre-approval letter is designed to make the seller feel comfortable that the buyer will be approved for their financing. It is Non-Binding and there are no uniform rules as to what documents are required to obtain a pre-approval. A **Credit Approval** will be issued by one of our licensed underwriters. The underwriter may require many documents that were not needed for a simple pre-approval.

Q: Is there a lot of paperwork needed to obtain a Credit Approval?

A: YES, we need ALL your documentation except for a purchase contract and appraisal.

Q: How long does it take to get a Credit Approval?

A: Once we have ALL your documentation, we typically issue a credit approval within seven business days.

Q When should you request a Credit Approval?

A: Buyers should request a Credit Approval BEFORE they identify a specific property to purchase so they are well prepared to submit an offer and may even feel comfortable proceeding without a financing contingency*

Q: What happens if the property you are looking at falls through?

A: That's no problem. We need to estimate the purchase price, down payment, real estate taxes and other fees such as home insurance but it is NOT based on a specific property.

Q: Is an appraisal required?

A: NO, The Credit Approval is done WITHOUT an appraisal. The final commitment will require an appraisal and review of the purchase contract. We can order an appraisal once the loan disclosures are signed however and payment is authorized. The appraisal fee is non-refundable, so most buyers wait until a contract is signed before authorizing the appraisal.

Q: Are there any fees required to get a Credit Approval?

A: NO, we do not charge a fee for this service.

Q: If I get a Credit Approval am I obliged to get my financing from CrossCountry Mortgage?

A: No. We invest a lot of time and expense in generating a Credit Approval so we certainly hope that you will decide to proceed with us but there is no obligation to do so.

Q: Will this make my offer as good as an "all cash" offer?

A: No but..The main reason seller's love a cash offer is that they don't have to worry about a buyer backing out of the deal if they have trouble obtaining financing. This program MAY enable a buyer to feel comfortable placing an offer without a financing contingency. **Consult your attorney.**

Q: How long is the approval good for?

A: Each document in your file has a limited life span, for example pay stubs are valid for 30 days. To extend the approval, we simply need to obtain updated pay stubs. The expiration date listed on the approval will be based on when the earliest document expires.