Take The Rate
HOME TO LOWER RATES

BUYER GUIDE

First Time Buyer Roadmap

The seven steps from thinking about it to holding the keys.

START WITH THE PRE APPROVAL, NOT THE HOUSE

A pre approval tells you your real budget, your real payment, and makes your offer credible. It costs nothing and there is no obligation.

THE PATH

1. Talk to a lender and get pre approved. 2. Shop with your agent inside your budget. 3. Offer and negotiate. 4. Open escrow and lock your rate. 5. Appraisal and underwriting. 6. Final walkthrough. 7. Sign, fund, and get the keys.

TIMING

A typical purchase closes in about 21 to 30 days once your offer is accepted. Having documents ready up front is the single biggest thing that keeps it fast.

WHAT LENDERS LOOK AT

- **Income and employment history**
- **Credit history and score**
- **Money for down payment and closing**
- **Existing monthly debts (your DTI)**
- **The property itself (appraisal)**

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YOUR MORTGAGE GUIDE

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