

goodleap™

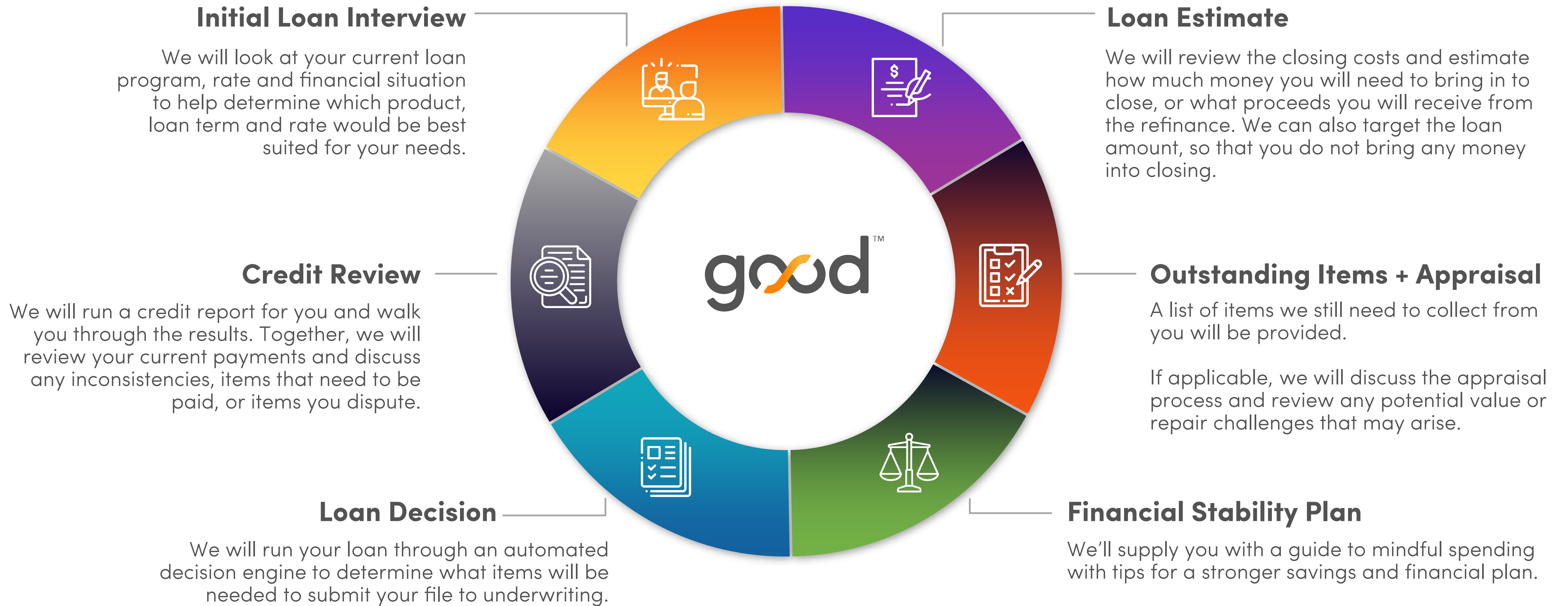
# Savings Edge

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Homeowners Guide



# What You Can Expect



# Common Items Needed



## Your Information

Photo ID(s)

Social Security Number(s)

Home Addresses within the past 2 years



## Employment Income

Paystubs (last 30 days)

W-2(s) + Tax returns + employment information (last 2 years)

Social Security/Retirement Award Letters (if applicable)



## Combined Assets

Most recent 2 months statements (all pages)

Source of any non-payroll deposits (order copies through your bank)

Fully executed gift letter and proof of transfer (if applicable)



## Real Estate Owned

Property addresses for all real estate you own

Mortgage loan statements for all mortgages

Other insurance and HOA statements for all properties



## Other Information

Copy of bankruptcy filing and discharge (if applicable)

Purchase property information with sales contract and addendums

Copy of divorce decree and proof of child support (if applicable)

12 months canceled rent checks or management company contact information (if applicable)

Certificate of Eligibility and DD214 for Veterans

# Committed to Communication

## Welcome Borrower

Call and email you to request all items needed and discuss expectations

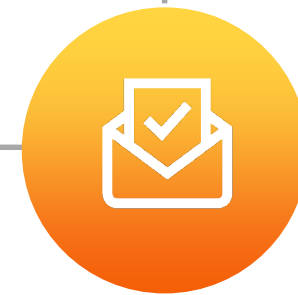
Finalize loan program, pricing and timeline.



## Appraisal Received

If your loan requires an appraisal, we will advise

you if it meets the value required and if any repairs need to be made prior to closing.



## Approval Received

After advising you that we have received conditional loan approval from underwriting, we will notify you of any potential conditions that could affect the closing of the loan.

Conditions are requested.



## Final Approval

After all conditions are received and terms are verified, we will issue the final loan approval.

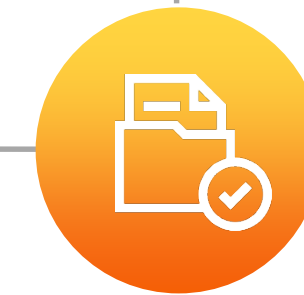
Issue closing disclosure - review funds to close and sign.



## Docs Ordered

Advise all parties that loan documents have been sent and provide a date of the signing based off of the receipt of the closing disclosure.

Advise all parties of any prior-to-funding conditions.



## Yay! Funded

Advise all parties that the loan has funded.



# The Process for Refinancing Your Home

1

## Initial Loan Interview

- Application
- Items needed list

2

## Conditional Underwriting Approval

- An underwriter will review your file and make a loan decision
- We will provide a list of conditions that will be needed in order to fund your loan
- Provide all items requested immediately

3

## Appraisal Received + Final Approval

- If applicable, we will verify it meets the loan terms requested. If there are any challenges, we will call you immediately.
- After we receive all conditions and verify final terms of underwriting, will submit your file to be cleared for loan documents.

4

## Sign Loan Documents

- Obtain funds for closing: Lender to provide detailed instructions

5

## Approve Funding

- Lender will review funding package and clear any remaining conditions
- Loan funds and records

# Expectations + Rules to Live by

## Tips when refinancing a house

- **Be honest**  
Employment, income and asset information needs to be current and reliable. Please do not exaggerate or provide inaccurate information. Let us know if you took any time off work non-paid or were on disability anytime within the last two years. We need to have a complete and correct application when we submit your file to underwriting.
- **Provide your information as quickly as possible**  
Delays in furnishing us with your pay-stubs, bank statements, tax returns and other requested documentation will stop your loan from moving forward and could delay your close of escrow.
- **Communicate. Always ask questions**  
If you have questions or concerns about the process, contact us directly. We are here to help you and want to make this a comfortable and rewarding experience.
- **Be patient**  
The real estate market has changed and you need to have accurate expectations of the time it will take to obtain a loan and close escrow on your new home. Be prepared to provide us with additional documentation, as needed. Don't get frustrated but remember that we are working together toward a common goal!

### Do's

- **Advise your lender if any information you've provided changes.**
- **Keep records of all bank transactions, especially if you transfer large amounts from one account to the other.**
- **Get homeowners insurance with coverage equal to the mortgage amount or replacement value of your home.**
- **Protect your credit score. You want to stay on top of any little changes.**

### Dont's

- **Change or quit your job.**
- **Consolidate credit cards or get any new lines of credit. This can negatively affect your debt-to-income ratio.**
- **Pay of collections or charge-offs. This can actually cause your credit score to drop.**
- **Take on any new debt or cosign for another borrower. This could affect your credit.**

# Simple. Fast. Frictionless.

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