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## Planning Your Mortgage and Seeking Pre-approval

### The Benefits of a Professional Consultant

Choosing the right lender is a key element to managing your mortgage. As a mortgage consultant, my goal is not just to provide you with a loan, but also to help select the one most beneficial to you and your long-term goals, and then, help you manage that debt over time. There are not many lenders out there who provide this type of personalized service.

*My job is just beginning when your first loan closes. I will continuously monitor rates on your behalf, and stay in touch with you to make sure we remain on target with your financial goals.*

### Seek Pre-Approval



#### ***What's the difference between pre-qualification and pre-approval?***

*Pre-qualification* is the starting point in your search for mortgage financing. A quick snapshot is taken which includes income, existing debt, savings, length of employment, etc. All of these factors will then be analyzed to determine your loan eligibility.

*Pre-approval* is written documentation that shows you have the support of a lender who is willing to finance you. It means an underwriter has reviewed your loan application. Based on your income, debt ratio and savings, the underwriter provides the dollar amount you are eligible to borrow. Now you can shop around for houses that fit into that loan amount category.

Here is the nice thing about the pre-approval: **It gives you the leverage to shop as a cash buyer!** With a pre-approval in hand, you now have the power to negotiate. The seller will take your offer much more seriously knowing you are already approved by a lender. Full credit approval can save you up to *15%* on the purchase price of your home.

#### ***What will my monthly payments be?***

The amount of your monthly payment depends on what loan program you choose. We like to provide our clients with an easy-to-read spreadsheet that narrows their choices down and compares different loan programs that meet both current and long-term goals. You will have the opportunity to select a program you feel comfortable with before you make an offer on a home.

#### ***What does it cost to get pre-approved?***

Pre-approval is **FREE!** You have absolutely nothing to lose and everything to gain.

*Give us a call to begin your pre-approval process. We have a network of Real Estate professionals ready to provide you with excellent service!*

***Call me directly for a free consultation.***

