



Trade Someday for Today

Say Yes to Your First Home



We're here to simplify the homebuying process, educate you every step of the way and show you options for getting into a home with a low down payment and competitive interest rates. Learn more about the homebuying process below.

Your Homebuying Journey

Meet With a Loan Officer

Discuss your financial goals such as a comfortable payment range, assets you've set aside for the purchase, and the type of home you're looking for (such as a townhouse, condo, or single-family dwelling).

Get Pre-Approved

Apply on your loan officer's website, and we will gather your credit information and all relevant financial documents from you to determine the best loan program options.

Go Shopping

Tour homes that fit what you're looking for and make an offer with your realtor. Contact your loan officer for payment information on specific properties while you shop.

Finalize Loan Approval

After your offer is accepted, lock in your interest rate and sign and submit updated documents.

Close on Your Dream Home!

Review Closing Disclosure, funds needed, and documentation to bring to close. On closing day, you will sign the final documents with the title company and receive keys to your new home!



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Your Homebuying Checklist

Working as a team throughout the mortgage process, your Bell Bank Mortgage loan officer will be in constant communication with you about application stages and documentation requirements. The next weeks and months can present a lot to keep track of, so we've prepared this homebuying timeline to keep you on track and in-the-know throughout the process.



First Steps

- Develop a **personal checklist**, including:
 - Features you're looking for
 - Locations
 - Budget
 - Personal goals
- Submit your application, and get **pre-approved**.
- Do not apply for any other credit or make any significant purchases on credit.** You don't want your credit checked unnecessarily, as it could negatively impact your credit score.
- Choose your realtor**, and begin your home search.

When You've Found a Home You Love

- Make an offer** on the best house for you.
- After your offer is accepted, we'll update your financial documents and you'll receive a **Loan Estimate** package.
- Choose a home inspector**, and schedule an inspection immediately.
- Call a moving company** to make arrangements, if you're using one.

Once Your Closing Date is Set

- Start packing** – it's really happening!
- Arrange homeowners insurance**, and have your agent contact us. We need to have this information at least 14 days prior to closing.

One Week Before Closing

- File address changes** with your financial institutions, creditors, doctors, insurance, post office, friends and family.
- Schedule the utilities** for your new home to be transferred into your name.
- You will receive a preliminary **Closing Disclosure** by mail 3-4 days prior to closing. Revisions may apply.

24-48 Hours Before Closing

- We will verify any **final mortgage details** with you including your cash-to-close funds. Typically, these will need to be wired; your loan officer will let you know if other forms of payment are accepted.
- Your realtor will **arrange a walkthrough** of your new home.

Closing Day

- Sign final loan documents**, and **get the keys to your new home**.
- File homestead classification** as soon as possible, but no later than December 1 with your county.

Ensuring a Hassle-Free Homebuying Experience

Our goal is to give you a seamless loan process with as few obstacles as possible. Keeping these suggestions in mind will help keep your homebuying experience stress-free.



Throughout the mortgage process, please avoid any of the following:

- ✘ Changing jobs, becoming self-employed or quitting your job.
- ✘ Spending money you have set aside for your home purchase.
- ✘ Purchasing or leasing a new automobile.
- ✘ Purchasing furniture, electronics, appliances or other costly items.
- ✘ Opening new bank accounts.
- ✘ Transferring funds between accounts.
- ✘ Making large deposits without first consulting with your loan officer.
Any significant deposits outside of payroll will need to be documented.
- ✘ Missing payments, letting credit card balances grow or letting your accounts fall behind.
- ✘ Having your credit report pulled by other creditors.
- ✘ Co-signing any type of loan.
- ✘ Accepting gift funds for the down payment without talking to your loan officer first.
(There are special steps for this process.)
- ✘ Keeping information from your Bell Bank Mortgage team that is important to your closing. From changes in marital or job status to travel plans before close, being upfront from the start will make the process easier!

Trade someday for today – contact your Bell Bank Mortgage loan officer to learn more about buying your first home!