

FRAMING SUCCESS

A BUYER'S GUIDE TO BUILDING
AND FINANCING A NEW HOME



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THE BUILDER + LENDER JOURNEY

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— WHAT WE'VE BUILT —

A PARTNERSHIP THAT FUSES THE NAVIGATION OF THE HOME BUILDING + HOME FINANCING PROCESS



BUILDING A NEW HOME IS EXCITING

— and one of the most important financial decisions you will make.

New construction homes involve a unique process and timeline that require many important decisions along the way. Choosing the right loan for your new build and understanding your mortgage obligation is just as essential. What's more, the home building and financing processes are intertwined, with one step often influencing the timing of another.

WE'VE JOINED FORCES AS A LENDER + BUILDER PARTNER TO MAKE SURE YOUR EXPERIENCE IS AS SEAMLESS AS POSSIBLE.

BUILDER CONTACT LIST

Fill in names and contact info for all contacts on your builder team

Sales Associate

 _____
 _____
 _____

Construction Manager

 _____
 _____
 _____

Design Studio Representative

 _____
 _____
 _____

Warranty/Maintenance Contact

 _____
 _____
 _____

Other

 _____
 _____
 _____

LENDER CONTACT LIST

Fill in names and contact info for all contacts on your lender team

Loan Officer

 _____
 _____
 _____

Title Company

 _____
 _____
 _____

Insurance Agent

 _____
 _____
 _____

Moving Company

 _____
 _____
 _____

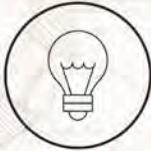
Other

 _____
 _____
 _____

BREAKING GROUND

A BIG PICTURE OVERVIEW OF THE BUILDING AND LENDING PROCESS

While some steps listed below may shift in order or not apply to you, this overview breaks down the building and lending timelines into four key phases. Refer to this overview throughout the process so you're confident and prepared for each step.



UNDERSTAND + EXPLORE

In this first phase, you will learn how the mortgage process works, understand your financial situation, discover your options, select the best loan program for your new build, and get inspired for your new home's vision.

+ GOALS FOR PHASE 1

- 🔍 Review mortgage options and affordability
- 🔍 Complete mortgage application
- 🔍 Gather documents and discuss loan options
- 🏠 Explore communities, models, and options
- 🏠 Create your ideal home wish list - needs/wants
- 🏠 Get inspired and start saving design/decor ideas



PURCHASE + FINANCE

Purchasing from a builder and financing from a lender are distinct processes; however, they are intertwined, so the order and timing of these steps may vary.

+ GOALS FOR PHASE 2

- 🔍 Obtain your mortgage preapproval
- 🏠 Review purchase agreement and sign contract
- 🏠 Deliver earnest money check
- 🏠 Choose your lot, floorplan, and elevation
- 🏠 Set appointment to choose fixtures and design
- 🏠 Review limited warranty
- 🏠 Understand key construction phases and tips
- 🔍 Work with your loan officer to secure a conditional loan approval, which involves reviewing your credit history, income, assets, and purchase contract
- 🏠 Select your design options and upgrades and provide options/upgrade deposits, if applicable



PROCESS KEY

 Designates Home Financing Step

 Designates Home Building Step

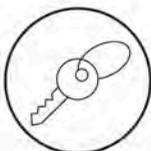


PREPARE + BUILD

In this phase, you're able to make exciting design decisions and watch your home come to life as you move towards the end of the home financing process.

+ GOALS FOR PHASE 3

-  Meet with construction superintendent and review specific build details, guidelines, and your timeline
-  Receive regular updates on construction from sales associate
-  Attend all construction check-in meetings and provide approvals
-  Provide updated information for processor to reaffirm financial details
-  Lock your interest rate (once your builder has set a closing date)
-  Secure home owners insurance, and verify loan requirements are complete
-  Schedule your movers and start packing



CLOSING + BEYOND

Your home is complete, and all that's left to do is to see your finished house at the final walkthrough and complete the closing process.

+ GOALS FOR PHASE 4

-  Home orientation and final walkthrough with sales associate and superintendent
-  Complete pre-closing checklist
-  Set date and time for closing day - and close
-  Transfer/set-up utilities and complete moving checklist
-  Complete post-closing checklist
-  Understand your home warranty information



MORTGAGE 101

WHAT GOES INTO THE COST OF A LOAN?

PRINCIPAL | INTEREST RATE | ESCROW

A mortgage loan is much more than a monthly payment. The other costs associated with buying a home can be organized into three categories: home costs, mortgage costs, and real estate costs:

\$ Home Costs - price of the home you pay to the seller

\$ Mortgage Costs - cost to borrow money from a lender

\$ Real Estate Costs - ongoing taxes, maintenance, etc.

HOW MUCH IS NEEDED FOR CLOSING COSTS?

Closing costs vary, but they typically average between 2% and 6% of the sale price.

CLOSING COSTS BREAKDOWN

Check with your loan officer to learn about exact fees, but some of the fees that may be included in your closing costs are:

- | | |
|--|---|
| \$ Origination and lender charges | \$ Title services
<i>(insurance, search fees)</i> |
| \$ Points | \$ Tax service fees |
| \$ Government recording costs | \$ Survey fees |
| \$ Appraisal fees | \$ Attorney fees |
| \$ Credit report fees | \$ Underwriting or processing fees |



PRINCIPAL
Goes toward paying down your loan



INTEREST
A fee paid to the lender over time for borrowing



ESCROW
Money held by a third party as a deposit toward your down payment. Annual tax and home owner insurance payments can also be held in an escrow account after you close.

AFFORDABILITY

Use this budget tool to begin reviewing your finances and calculate your budget.

For all steps below, be sure to include household totals.

STEP 1

Monthly Income & Assets

Salary	\$
Trusts	\$
Bonds	\$
401k	\$
Savings	\$
Alimony	\$
Other	\$
TOTAL	\$

STEP 2

Monthly Expenses

Fixed	\$
Loans	\$
Credit Cards	\$
Utilities	\$
Insurance	\$
Donations/Dues	\$
Medical	\$
TOTAL	\$

STEP 3

Monthly Spending

Transportation	\$
Food	\$
Clothing	\$
Household	\$
Misc.	\$
Savings	\$
Other	\$
TOTAL	\$

CALCULATE YOUR MONTHLY HOUSING MARGIN

Your monthly housing margin shows the cash flow you have available for monthly housing expenses (which can include principal, interest, taxes, insurance, mortgage insurance, HOA dues, etc).

This worksheet can help you plan your housing budget, but your loan application will be subject to the debt-to-income requirements of your loan program. Check with your loan officer to learn more about the loan amount for which you'll qualify.

Total Monthly Income FROM STEP 1	\$
Total Monthly Expenses FROM STEP 1	- \$
Total Monthly Spending FROM STEP 3	- \$
Monthly Housing Margin	= \$

APPLICATION CHECKLIST

Use this checklist to organize and gather documents you and your co-borrowers may need to complete a mortgage application. Additional documents may be needed later in the process. After you have received your Loan Estimate, we will need the following information to approve your loan.

EMPLOYMENT & INCOME INFORMATION



- Two years of employment history, including job titles, dates, employer's address, and phone numbers.
- If you're a wage earner: pay stubs for the most recent 30 days and your W-2s from the last two years.
- If you are self-employed or earn commission income: copies of federal, personal, and business tax returns for previous two tax years including all 1099s, K-1s, and all schedules.

RESIDENTIAL HISTORY — RENTAL AND OWNED



- Your residential address for the previous two years.
- Keeping your home as a rental property? We will need the most recent mortgage statement.
- Current real estate holdings list with applicable details, including property address, market value, lender's name/address, loan account number, balance, monthly payment, tax certs, evidence of insurance, and HOA dues statement.
- Name and phone number of your home owner's insurance agent.
- Sales contract for the property you are building.

PERSONAL ASSETS/ FINANCIAL STATEMENTS



- Most recent two months or quarterly bank statements for all accounts; checking, savings, investment (all pages).
- Most recent two months or quarterly retirement account statements (all pages).
- Copy of earnest money check and most recent statement showing it has cleared.
- Non-payroll deposits may require details to verify the source/explain other deposits to and transfers between accounts.

IF APPLICABLE, ADDITIONAL ITEMS MAY BE NEEDED:



- Divorce decree and/or separation papers.
- Alimony and/or child support income: proof of receipt may be required.
- Bankruptcy discharge papers (including filings, discharge, and list of creditors).
- If receiving retirement or Social Security income, award letter and proof of receipt.
- If using gift funds to pay any portion of costs, thorough documentation is required.
- For credit inquiries or derogatory credit, we may need a signed letter of explanation or documentation.
- VA loan form DD214 (if you're using your VA loan benefit as a veteran).



CHOOSING A LOAN:

With hundreds of loan options and programs, we can meet a variety of financing needs and ensure you get the loan that's right for you.

YOUR LOAN OFFICER WILL

- ✓ Go over the various home financing options and borrower programs to help you find one that's the right fit for you.
- ✓ Set up a financing strategy for buying your new home.

ONLINE APPLICATION:

Our Connect borrower portal makes it easy for you to upload documents, track progress, and complete your loan application.

CONNECT PROVIDES:

- ✓ Consumer-driven technology
- ✓ Simplified application process
- ✓ Secure document management
- ✓ Status updates throughout the process — to closing day

Talk to your loan officer to gain access to our Connect borrower portal

FINANCING PROCESS

WHAT HAPPENS AFTER THE APPLICATION IS COMPLETE?

The financing and construction processes are intertwined and flexible, so the order and timing of these steps may vary. During the construction of your home, your lending team will stay in contact with you and your builder team to ensure there are no last-minute delays or hurdles.

1. Processing.

Your loan processor works with you to build a file with all documents needed for loan approval and closing, including:

- » **Credit report:** ordered for all borrowers, showing your history of transactions, credit limits, monthly payments, and current balances.
- » **Verification** of all information about your income, assets, and liabilities included in your loan application.
- » **Appraisal:** we will arrange for a licensed Appraiser to substantiate the value of your property.

2. Underwriting & Loan Approval.

Your file is handed off to an underwriter who will review and follow up on any documents they still need and make a final decision on loan approval.

- » **Underwriter approval based on:** Income, assets, financial obligations, credit report, and property value.

3. Reaffirm Details.

About 45 days prior to closing, we will re-confirm your income/employment details, verify sufficient assets, and obtain a current credit report.

4. Prepare For Closing.

You'll typically start getting ready 60 days before you close

- » Review your application and let us know if anything has changed.
- » Talk to your loan originator about locking in your interest rate.
- » At least 15 days before closing, we will need a copy of your home owner's insurance policy and a title package from your settlement agent.

5. Closing Disclosure.

Received at least 3 days prior to closing, this form provides the final details about your loan—review thoroughly, ask questions, and confirm these details:

- » Loan amount and interest rate
- » Payment term and loan type
- » Monthly payment
- » Amounts for taxes and insurance
- » Accurate date for first payment

6. Closing Day.

On closing day, bring your photo ID and closing funds to complete your final paperwork.

- » Learn more about closing day on page 20, and complete both the 'Before-Closing Checklist' on page 21 and the 'After-Closing Checklist' on page 23.



WHY WE REAFFIRM DETAILS:

If you purchased a new home to build versus one of our inventory homes, your credit, employment, income, and asset documentation may require a refresh as closing day approaches. Why? Because these items are valid for 120 days, and the construction process often pushes beyond that date.

- ✓ Your lender will reach out to you to request updated information in advance (30-60 days)

SIMPLIFY THE PROCESS BY:

- ✓ Keeping your documents nearby and organized (tax returns, pay stubs, and statements)
- ✓ Having your most up-to-date documents ready to hand over

AVOID ANY CHALLENGES BY FOLLOWING THESE RULES:

- ✓ Do pay your bills on time
- ✗ Don't quit your job to change industries or start a new company
- ✗ Don't switch from a salaried job to a heavily commissioned job or 1099 contractor position
- ✗ Don't buy or lease a new car
- ✗ Don't open new credit cards, apply for loans, or co-sign on loans
- ✗ Don't accept a cash gift without the proper gift paperwork
- ✗ Don't make any large purchases on credit cards
- ✗ Don't make any undocumented withdrawals from your accounts
- ✗ Don't close credit card accounts

NEW BUILD SALES PROCESS

While this isn't a complete list, it includes the big milestones and action items that typically occur in the process of purchasing a new build. It also reviews the basic selections, upgrade opportunities, and design choices you will get to make about your home.

MOVE-IN READY NEW BUILDS If you're feeling overwhelmed by the many choices that come with purchasing a new build and prefer to leave these decisions to the experts, choosing a move-in ready or pre-built home is an excellent option (if available in your community). You can rest assured knowing that your home's upgrades and features were hand-selected by professionals who have the expertise to make informed choices for that particular home.

MILESTONE #1 • DECIDE ON YOUR PERFECT HOME

Our communities offer a range of home designs and options. You will work with your sales associate to decide on your perfect home by completing the following three steps:

1. Explore communities and home models
2. Sign and submit a purchase agreement
3. Submit an earnest money check

MILESTONE #2 • SELECT THE BASICS

Submitting your earnest money kick-starts the selection process where you will:

- ✓ **Select your lot:**
Carefully consider your lot's location within a community. Proximity to parks, pools, or bus stops could be ideal, or you may prefer to be away from these areas. Also, be mindful of the directional placement of your home which will impact the amount of sun each side of the home will receive.
 - » **Note:** Certain lots may cost more depending on size and location. And some floorplans may offer premiums or build-out upgrades.
- ✓ **Pick your floorplan:**
Personalizing your home starts with the floorplan. Consider how you will use each space. If you love to entertain, a plan with large, open living spaces or a formal dining room would be ideal. If you have a growing family, a plan with extra storage or more rooms may be best.
- ✓ **Pick your elevation:**
This is where you'll choose the exterior facade details, style options, and external colors for your home.
 - » **Note:** Purchasing later in a community's development may result in less exterior options. This is common to prevent multiples of similarly-styled homes in close proximity.

MILESTONE #3 • DESIGN OPTIONS & UPGRADES

Design and decor are the important details that will make your new house feel like home. Feel confident in your decisions and simplify the selection process by following these tips.

- **Discover and document your style.** Use the 'Vision Worksheet' on the next page to gather inspiration and map out your unique home style and decor preferences.
- **Know your budget.** The costs for creating your ideal home can start to add up fast. Be prepared with a design/upgrade budget to help you define top priorities and agree on where to splurge and where to save. Discuss your budget and priorities with our design team so they can help you make the best decisions.
- **Avoid the trend trap.** Maintain your core style preferences and a long-term vision.
- **Create a design wish list.** Make sure all occupants are on the same page with how this list is prioritized. It's a great idea to separate your 'move-in-must-haves' from your 'can-wait-until-after-closing' items.
- **Consider rolling your design selections and upgrades into your mortgage.** Talk to your loan officer about options and the impact to your budget.
- **Communicate.** Ensure all home occupants are on board with design choices and try to make everyone a part of the process.

DESIGN CONTEXT

Setting a few hours aside to review your personal style will leave you happier with your selections and reduce the likelihood that you'll need to make difficult design decisions on the fly.

Find inspiration from many sources (we've listed some starter ideas below). As you go through the process, be sure to ask yourself:

- What colors do I want in my home design?
- What styles and looks are my top priorities?
- What decor/details make me feel at home?
- Is there an existing restaurant, home, store, or other place I can pull inspiration from?
- What colors/styles do I dislike/want to avoid?

RESOURCES FOR INSPIRATION:

- **Your neighborhood.** Gather photos of details from homes of friends/family, stores, open houses, etc.
- **Design magazines.** Collect images from different design genres and resources.
- **Fabric & color.** Gather swatches of favorite color palettes and textures.
- **Pinterest.** Find and sort online inspiration, creating boards to save ideas by room.
- **HOUZZ.** Use 'Ideabooks' to find and save design ideas by room.
- **HGTV.** Bring us a favorite video clip.

TIP: Work together to make sure both you and your partner's personal style are represented in the design and color choices you make for your new home.



HOME VISION WORKSHEET

HOME DESIGN WISH LIST:

Preferred # of Bedrooms: _____

Preferred # of Bathrooms: _____

Must Haves: _____

Preferred Home Elevation(s): _____

Preferred Exterior Colors: _____

Preferred Interior Colors: _____

IDEAS BY ROOM

Note ideas for the kitchen, main living area, bathrooms, and fill in two rooms of your choice.

KITCHEN:

Floors: _____

Counters: _____

Cabinets: _____

Colors: _____

Notes: _____

MAIN LIVING AREA:

Floors: _____

Textures: _____

Colors: _____

Notes: _____

PRIMARY BATHROOM:

Floors: _____

Counters: _____

Cabinets: _____

Colors: _____

Notes: _____

OTHER BATHROOMS:

Floors: _____

Counters: _____

Cabinets: _____

Colors: _____

Notes: _____

ROOM 1:

Floors: _____

Colors: _____

Notes: _____

ROOM 2:

Floors: _____

Colors: _____

Notes: _____

CONSTRUCTION PROCESS

Following the purchase process and key selections, it's time to break ground and start building. This is not a complete list, but it includes the big milestones and action items that occur in the construction process.

WE COMPLETE ALL OF THIS FOR YOU DURING CONSTRUCTION:

- » Permit Application for Home Start
- » Layout of Home and Home's Orientation
- » Concrete Pouring
- » Framing/Roofing
- » Plumbing and Electrical
- » Air Conditioning
- » Insulation, Drywall, Trim, Windows, and Doors
- » Cabinets and Counters
- » Exterior Stucco and Painting
- » Interior Painting and Flooring
- » Post-Build Site Clean-up
- » And Much More!



MILESTONE #1 • CONSTRUCTION FUNDAMENTALS

Every new home build is unique, but these are the most fundamental phases of the construction process.

- **Site preparation:** Preparing the lot for construction.
- **Laying foundation:** It's just the start, but it's the start of something great — your new home.
- **Framing your home:** The walls and roof now have an outline giving a shape to your vision.
- **Plumbing, electrical, and HVAC:** You will see a lot of wires, pipes and ductwork during this phase. Good news — this is when things start to move fast.
- **Insulation, drywall, and paint:** Now your house really looks like a home. The walls are up and complete, and you can see it starting to come to life.
- **Cabinet, appliance, flooring, and fixture installation:** When these finishing touches are complete, that's your cue to get ready — it's almost time to move in.

Your home's build timeline will depend on many factors, including but not limited to:

- ✓ The size of your home
- ✓ The phase of the community
- ✓ The number of upgrades and options you selected
- ✓ Weather and geography
- ✓ Type of foundation

Before we get started, we will talk through your home's unique timeline and plan, and we will keep you updated along the way.

MILESTONE #2 • FINAL WALKTHROUGH INSPECTION

By this milestone, everything is complete. Before you close on your home, you'll get what's known as a final walkthrough. This is your chance to get familiar with how your home works, look for any design flaws or issues that need to be fixed, ask questions on warranty coverage, understand your new community, and more. **Make sure to ask about the following details:**

- ✓ **How things work:** The operation of all of the house's components
- ✓ **Warranty coverage:** Understand your warranty coverage and repair procedures
- ✓ **Home owner obligations:** Your responsibilities for maintenance and upkeep
- ✓ **Your new neighborhood:** Details on the community where the home is located



IMPORTANT REMINDERS

TIPS TO FOLLOW FOR ALL PHASES OF CONSTRUCTION:

- ✓ **Check-in Meetings.** Know that your attendance is crucial to avoid delays in the process because some details may require your approval before we can move on to the next step.
- ✓ **Wait for Scheduled Visits.** You may be tempted to do your own walkthrough as your home takes shape, but it's critical to always stay clear of the construction site.



SITE SAFETY

To ensure that all visits to your home construction site are safe for all parties, please follow these simple guidelines and help us keep you, our workers, and our work sites safe.

You will have the opportunity to view the home during scheduled meetings with the Superintendent, conducted at specific stages of construction. Please read and commit to these safety tips for site visits.



- ✓ **Get Acquainted.** Each community comes with a unique set of shared features and home owner requirements or restrictions in place to protect community aesthetics and values. Get to know your community details before you move in.

- ⚙ All employees, trade partners, and visitors are required to wear hard hats and appropriate footwear when visiting construction sites. Hard hats are available at our sales offices.

- ⚙ Stay a minimum of 6 feet away from all excavations.

- ⚙ Please report any unsafe conditions you may observe so that our Sales Associates can address the safety issue quickly.

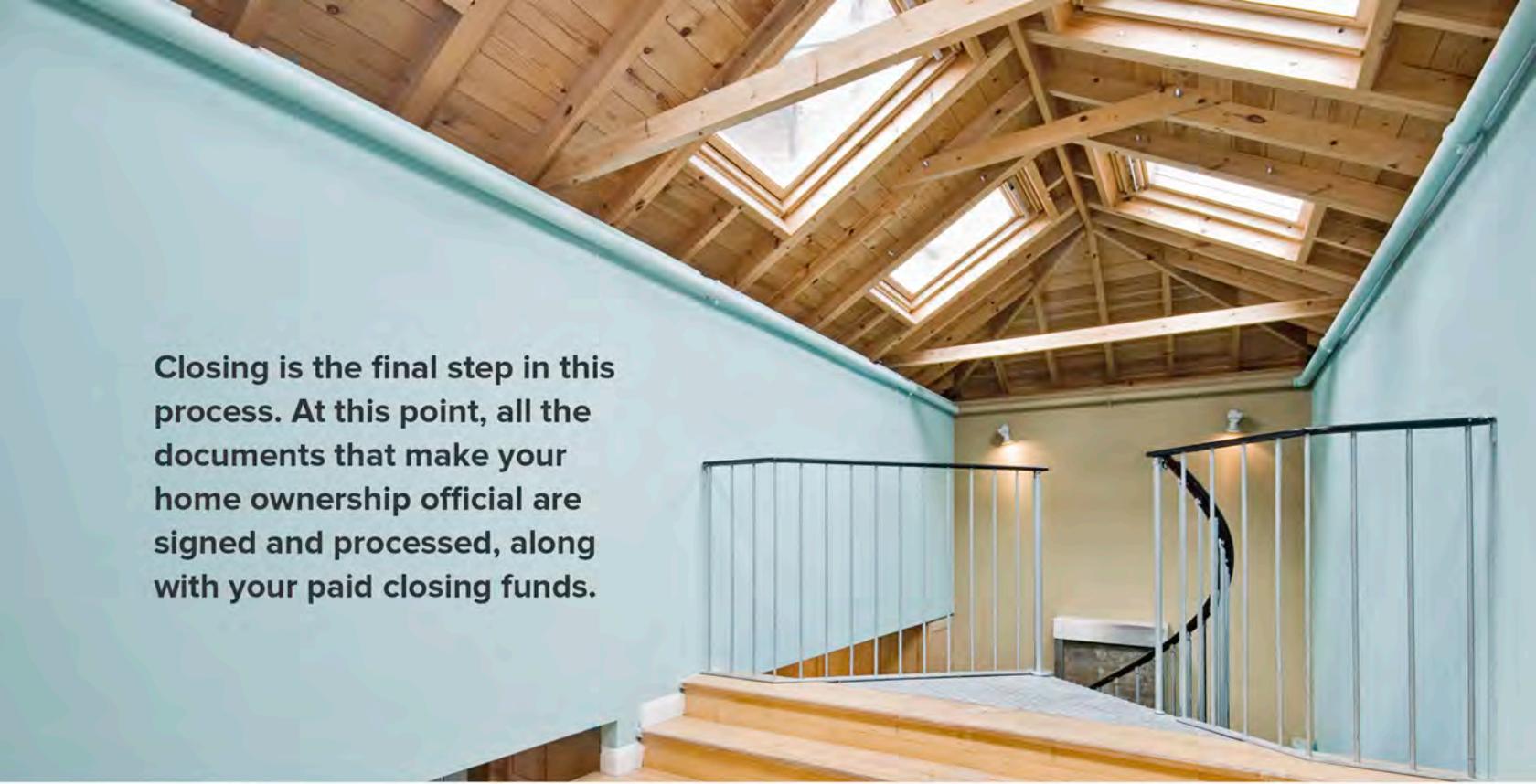
- ⚙ Do not ever go to the second floor of a home when there are no stairs or safety rails.

- ⚙ Any visitors must be escorted by a Sales Associate to a site, and all visits occur during times when work is not in progress.

- ⚙ Keep a watchful eye out for boards, cords, tools, nails, ladders or other construction material, equipment, or vehicles that could cause you to trip or be injured.

- ⚙ While we encourage you to bring your pets and children when touring the community, please note that pets or children are never allowed in the construction sites at any time.

- ⚙ Never handle or attempt to use any tools, equipment, ladders, or construction items of any kind.



Closing is the final step in this process. At this point, all the documents that make your home ownership official are signed and processed, along with your paid closing funds.

PREPARING TO CLOSE

To help your closing go as smoothly as possible, make sure to understand the following key details and complete the Before-Closing Checklist.

- ✓ 30 days before your closing date, choose an insurance carrier. At least 10 days before closing, you'll be asked to provide evidence of your home insurance – this must occur by closing.
- ✓ Make sure to keep your tax returns and financial records accessible. As your loan progresses towards closing, you may be required to produce additional or updated documentation.
- ✓ Each person listed as a borrower or co-borrower needs to sign the closing documents.

Please notify the following to request service effective the day of your closing:

- Electric company
- Telephone company
- Cable company
- Gas company, if applicable
- Home owner's insurance
- Water/disposal services
- Other optional maintenance providers (e.g., security, pool, landscape, etc.)

BEFORE-CLOSING CHECKLIST

CLOSING DAY.

Note where to be and on what date and time.

WHO WILL BE CONDUCTING MY CLOSING?

Name _____

Phone _____

Settlement Agent Closing Attorney (if applicable) Escrow Agent Other

WHEN AND WHERE IS MY CLOSING?

Date _____

Time _____

Address _____

WHAT DO I NEED TO BRING TO MY CLOSING?

WHAT DO I NEED TO BRING TO MY CLOSING?

- A cashier's check or proof of wire transfer for the exact amount of money you need to close.
- Important phone numbers.
- Your Closing Disclosure. You should compare it to the final documents one more time.
- ID or driver license for you and any other co-borrowers who'll be signing.
- A trusted friend, advisor, or lawyer, if you want an advocate at the table.
- Your co-borrower or the person who is co-signing your loan.
- Your checkbook, in case there are any last minute changes.

HOW MUCH DO I NEED TO PAY AND HOW WILL I PAY?

\$ _____

Cashier's Check Wire Transfer

CHECK DETAILS AND ASK THESE QUESTIONS.

Search for answers to these questions by comparing the Closing Disclosure and Loan Estimate. If you can't find the answers, ask your loan officer:

- Are there any fees that I don't understand or that have changed significantly?
- Do I have an escrow account? Do I understand how that works?
- Are the loan type, interest rate, monthly payment, and other key terms the same as I expected?

CLOSING DOCUMENTS

Request your closing documents three days in advance.

IMPORTANT DOCUMENTS YOU'LL SEE AT CLOSING:

- Your Closing Disclosure — by law, you must receive it three business days before closing
- Promissory Note
- Mortgage / Security Instrument / Deed of Trust
- Deed, document that transfers property ownership

PAYMENT DETAILS

Get answers to these questions at closing

HOW WILL I PAY MY PROPERTY TAXES AND HOME OWNER'S INSURANCE?

Included in my monthly payment I have to pay them on my own

WHERE WILL I SEND MY MONTHLY PAYMENTS?

WHO SHOULD I CALL IF I HAVE QUESTIONS AFTER CLOSING?



CLOSING + BEYOND

Congratulations! You're now the proud owner of a home built just for you! You've done a lot of work alongside your builder and lender to get to this point, so enjoy this moment!

Even though the heavy lifting required to get your home built and financed is complete, there are still steps you can take to manage your home and budget moving forward. You can use our After-Closing Checklist to assist in that effort!

And don't forget that once you've settled in, we can still help if you have questions about either your loan or your home warranty. If in the future you need information about renovation loans, home equity programs, or refinancing options, don't hesitate to reach out! We hope to be a valuable resource for you as you manage what is likely your biggest investment, and we are always available for any questions you have about how to maximize the value of your home.

AFTER-CLOSING CHECKLIST

SAVE YOUR CLOSING PACKET AND PAPERWORK.

Double check that your packet includes these important documents:

- Closing Disclosure
- Promissory Note
- Mortgage / Security Instrument Deed of Trust
- Warranty Deed, document that transfers property ownership

CHANGE YOUR ADDRESS.

- Bank accounts, investment accounts, and credit card companies
- Driver license and car insurance
- Cell phone service, health/life insurance, and other bills
- US Postal Service

REVISE YOUR BUDGET AND PLAN FOR THE FUTURE EXPENSES.

- Include Homeowners' Association (HOA) fees, and if you don't have an escrow account, property taxes and home owner's insurance.
- Settle in to your new budget for a few months before making major unplanned or non-essential home repairs or renovations.
- Set aside money each month in an emergency fund to cover essential repairs or loss of income.

REVIEW AND UNDERSTAND YOUR HOMEOWNER'S INSURANCE.

Contact your insurance company with questions or changes.

- Does it cover floods? Earthquakes? Other disasters?
- Could you get a discount for having smoke alarms or if you get your car insurance with the same company?
- Could you save money by increasing your deductible?

WATCH OUT FOR THESE CHANGES.

Changes in your monthly payment.

- Even if you have a fixed-rate loan, your total monthly payment can change if your taxes or home owner's insurance go up or down.

Servicing changes.

- The "servicer" is where you send your mortgage payments, and your servicer might change. If your servicer changes, you'll get a change-of-servicer notice in advance.

BUILDER BASIC WARRANTY INFO.

CONTACT AND WARRANTY INFORMATION

Name _____ Phone _____

Email _____

NOTES



If you have any questions feel free to reach out to me. As a home financing expert, I'm happy to help you understand what loan options are available to you.

Ready to understand the loan options available to you? Contact me today.

BETTER BUILT

MORTGAGE GROUP

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