



NathanMortgage™

New Home Buyer **CHECKLIST**

Key Ingredients to Get Your
Buying Journey Started

By Nathan Mortgage



STEP #1

“The Talk”

The home-buying talk - an initial discussion with your spouse, co-signer (or yourself!) to lay out the groundwork and expectations of your search.

This can include a buying range you are comfortable with, desired locations, timeline, home type and features desired (key = compromise!).

STEP #2

Take a Look in Your Piggy Bank

Check the amounts in all checking and savings accounts (liquid assets).

Verify the amounts in any investment or retirement accounts, such as a Roth IRA or 401(k)s.

Check your credit score.

Calculate your “debt-to-income” ratio

The DTI = the ratio to which you spend monthly on debt owed (such as a car payment) vs. what your monthly gross income is. The higher your income is up against your debt, the better your odds of a higher approval for a mortgage are.

STEP #3

Learn the Lending Lingo!

This will help significantly when you meet with your future realtor and mortgage lender to move the process along quicker and have better communication.

We recommend checking out Money’s article on home buying that lays out the verbiage you should be familiar with.

STEP #4

Get Your Ducks in a Row - Find a Great Lender

Look for compatibility and traits that you value, such as trust, communication and credibility (good reviews on website, etc.).

Begin initial discussions on what you are looking for and your financial status.

Work with the lender to discover your options and any additional pre-work needed to be done prior to getting pre-approved.

Recommended: consider choosing Nathan Mortgage as your lender! NathanMortgage.com

STEP #5

Get Pre-Approved

STEP #6

Find a Realtor and Start House Hunting

Provide them with your wants/needs and any information secured with your mortgage lender so that they can find you homes within your range.

Begin your search!

STEP #7

Closing Time

If you and your team have done your homework, you should be on the same page and have all paperwork and documents ready to go to make the offer fast and with a lender who knows how to make it competitive against other offers.