



KW LAKE NORMAN



**THE
IN'S & OUT'S
OF LENDING**

Sammi Smith

Broker/REALTOR
SammiSmith@KW.com
828-388-2452

www.sammismithrealestate.com

SO YOUR READY TO PURCHASE....

When interviewing lenders they will request a list of documents to create your file. The collection of your documents is called your "green file". This file, and it's contents are everything needed by the lender (but this is a start, your lender may require more documents than what is below). Knowing which documents are needed ahead of time will help you gather them to save time down the road.



®

Visit **www.sammismithrealestate.com** to find
an Mortgage Brokers who will help you get the best rates when
your ready to search for your DREAM Home!

Apply for your mortgage! Determine how much home you can afford by getting pre-qualified for a mortgage.



Just like finding the perfect home, it is important to find the right lender first and foremost prior to home shopping. A good lender will educate you and answer your questions while finding the best financing solution for your specific needs and situation. There is nothing worse than falling in love with a home and then finding out it is out of your budget. Getting pre-qualified before looking at homes makes the process much easier and less stressful, not to forget it helps you make the best financial decision. See below my list of preferred lenders.



Kyle Helderan
Assistant Vice President
Mortgage Loan Officer/Truist
NMLS ID: 1054550
Office: (980) 275-5282
Cell: (704) 740-9272
kyle.helderan@truist.com

 [Apply here](#)



Kim Winters
Senior Loan Officer
Movement Mortgage
NMLS: 643805
D: (828) 585-5806
M: (828) 460-1300
kim.winters@thekimwintersteam.com
<https://thekimwintersteam.com/>

Will Daughtrey
Personal Banker II
NMLS# 1201597
Peoples Bank
T (828) 464-8456 ext 52207
F (828) 464-5145
wdaughtrey@peoplesbanknc.com

BY HAVING THE FOLLOWING DOCUMENTS, THIS WILL BEST HELP YOUR LENDER PROPERLY PREPARE YOUR PRE-QUALIFICATION!

- 30 days of recent pay stubs with year-to-date information for all jobs and for each borrower
- Federal tax returns for the 2 most recent years (1040's) • W-2 forms for the 2 most recent years
- Written explanation if employed less than 2 years or gap in employment in last 2 years
- Most recent 2 months' asset statements listed on the application - all pages to each statement even if blank (Example: checking account, savings account, CDs, money market accounts, IRA, 401k, etc.).
- If applicable, landlord name, phone number, and address.
- If you have any obligations due to legal action, for example child support, lawsuit judgment, bring in any judicial decree.
- If applicable, complete Bankruptcy papers including discharge papers - also provide documentation supporting circumstances leading up to the bankruptcy, if able.
- If applicable, credit explanation letter for any late payments, collections, judgments or other derogatory credit items.
- Documentation for any large deposits outside payroll or gift fund deposits shown on asset statements.