

FIRST TIME homebuyer



Everything You Need to Know to Find, Finance,
and Close on Your Dream Home



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PRESIDENTIAL BANK MORTGAGE

COMPANY NMLS 421593 | ALL LOANS SUBJECT TO CREDIT APPROVAL



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Buying a home takes careful planning and preparation, but in today's market, the rewards are well worth the effort. This Homebuyer Guide provides all the essential information you need to confidently navigate the journey to homeownership.

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An overview of the steps to finding, financing, and purchasing your first home, from starting your search to getting the keys.

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The Purchase Process

01 MEET YOUR LOAN OFFICER

I'm here to guide you every step of the way. From exploring loan programs to helping you gather the required documents, I'll ensure a smooth and stress-free homebuying experience.



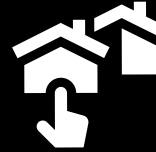
02 GET PRE-APPROVED!

Start by understanding your budget and how much home you can afford. I'll help by reviewing your credit report and financial documents to set you on the right path.

PRE-APPROVED

03 PICK YOUR PERFECT HOME!

Connect with your Realtor to begin your home search. Once you find the perfect property, it's time to make an offer!



04 SCHEDULE YOUR HOME INSPECTION

Once your offer is accepted, a professional inspection will be conducted. You and your agent will receive a detailed report outlining the inspector's findings.



05 EXPLORE HOMEOWNERS' INSURANCE OPTIONS

Compare different policies to find the one that fits your needs. Keep in mind, standard homeowners' insurance does not cover flood damage.



06 FINALIZE THE SALE

Sign the necessary paperwork to complete your purchase, including loan documents. Be sure to review all closing costs to avoid any surprises.



07 MOVE IN!

Congratulations—you're officially a homeowner! It's time to unpack, settle in, and enjoy your new space.





Most Popular Loan Products

Conventional Loans

- Down payments as low as 3%
- Common options: 3%, 5%, 10%, or 20%+ (no mortgage insurance required at 20%)

FHA Loans

- Government-backed with a minimum 3.5% down
- Great for buyers with lower credit scores or smaller savings

VA Loans

- For eligible veterans, active-duty service members and surviving spouses
- No down payment or PMI required

USDA Loans

- 100% financing (no down payment)
- Income limits and location restrictions apply (rural areas only)

Jumbo Loans

- Aggressively priced with as little as 10% down
- Great for higher-priced homes needing larger loan amounts

Grants & Assistance

May be available to help with down payment or closing costs and may be combined with eligible loan programs (qualification required).

- State and federal grants may be available
- Reduces Upfront Costs (eligibility required)
- Increases Buying Power
- Supports First-Time Buyers
- Offers Flexible Repayment
- Strengthens Communities

HOMEBUYER EDUCATION

First-time buyers can benefit from homebuyer education courses offered by HUD-approved agencies, online platforms, and nonprofits. Some loan programs (like FHA, USDA, or down payment assistance) require them. Courses cover budgeting, the buying process, and long-term financial planning.



Loan Documentation Checklist

Most recent paystub from each borrower


Current LES for Military borrowers

VA Loan: DD214 or copy of Statement of Service

W2s or 1099s for each borrower from the past 2 years

Last 2 months Bank Statements , ALL pages for checking, savings, retirement accounts, stocks, bonds, etc..

Copy of Drivers License, US Residency Card or Government Issued ID



We use tools like nCino, a mobile app that simplifies the loan process with direct uploads, real-time updates, and automated employment and asset verification—helping you move faster and potentially qualify for **Day 1 Certainty**.

UNDERSTANDING LOAN DOCUMENTATION REQUIREMENTS

When applying for a home loan, your lender will request a variety of documents to verify your income, assets, and employment history. This information is essential in helping them assess your financial profile and determine which loan programs and terms are the best fit for your current situation and long-term goals.

The chart provided outlines the most commonly requested documents, such as pay stubs, tax returns, bank statements, and employment verification. These items give your lender a clear picture of your ability to repay the loan and help streamline the approval process.

It's important to note that every borrower's situation is unique. Depending on your employment type, income sources, or past financial history, your lender may ask for additional documentation. Being prepared and responsive during this stage can help prevent delays and keep your homebuying journey moving forward smoothly.

NOTE: You have the option to include alimony, child support, or separate maintenance income in your application if you'd like it to be considered as part of your qualifying income.



What to Do (and Avoid) During the Loan Process

Your actions during the loan application and approval process can impact your ability to qualify or close on time. Follow these simple Do's and Don'ts to help ensure a smooth path to homeownership:

DO

- Keep copies of all paystubs and bank statements.
- Send requested documents promptly.
- Pay all bills on time—including credit cards and any current mortgage payments.
- Speak with your loan officer before receiving or depositing gift funds.
- Let us know about any major life changes (job, marital status, etc.).
- Shop for and secure a homeowner's insurance policy.
- Keep saving toward your home purchase.

DON'T

- Make large purchases (cars, furniture, appliances, etc.).
- Apply for new credit, open or close credit cards, or take out new loans.
- Max out or heavily charge your credit cards.
- Pay off any loans or credit cards without consulting your lender.
- Begin any major home renovation projects.
- Allow any overdrafts or non-sufficient funds in your bank account.
- Change jobs, quit, or become self-employed without discussing it with your lender.

CLOSING DAY

Closing day is the final step before you get the keys to your new home! You'll be signing a number of important documents—so it's essential to feel confident and prepared.

BEFORE CLOSING: REVIEW & CONFIRM

Compare the Numbers

You'll receive a Closing Disclosure at least three business days before closing. Review it carefully and compare it to your most recent Loan Estimate. If anything looks off or raises questions, reach out right away.

KNOW THE DETAILS

Confirm the date, time, location, and contact information for your settlement agent.

BE PREPARED

Check with your closing agent to confirm how to provide your closing funds (typically a **cashier's check** or **wire transfer**). Also, bring:

- A valid photo ID
- Your checkbook (just in case)
- A copy of your Closing Disclosure

Buying a home is a big milestone, and closing day is the moment it all becomes real. By staying informed, organized, and in communication with your lender and closing team, you'll set yourself up for a smooth and successful closing.

Congratulations—you're almost home!



After-Purchase Planning Protect Your Investment & Peace of Mind

Purchasing a home is a major milestone—but it's only the beginning of your homeownership journey. Staying financially prepared and maintaining your property can help protect your investment and ensure long-term stability. Here are a few key steps every homeowner should consider:

- **Budget for Maintenance:** A good rule of thumb is to save at least 1% of your home's value each year for repairs and upkeep. For example, on a \$300,000 home, that's \$3,000 annually. These funds can help cover everything from appliance replacements to unexpected fixes, preventing costly emergencies.
- **Prepare for the Unexpected:** Life can bring surprises, including job loss or income disruption. Familiarize yourself with foreclosure prevention options such as mortgage forbearance, loan modification, or temporary hardship programs offered by your lender. Knowing these resources ahead of time can make a big difference if financial challenges arise.
- **Annual Mortgage Check-Up:** Just like you review your health or insurance annually, set a reminder to schedule a yearly mortgage review with your loan officer. Together, you can explore opportunities such as refinancing, removing mortgage insurance, adjusting your loan term, or finding ways to pay your loan down faster—potentially saving thousands over time.

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