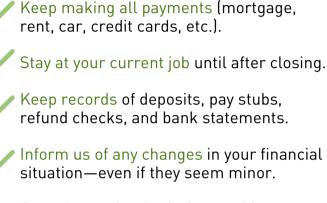


Purchasing & Refinancing Do's & Don'ts for a Hassle-Free Closing





Consult your lender before making financial moves - If you're unsure about an action's impact, ask first.

Notify us immediately of any changes to your purchase agreement.

Keep enough funds in your account to cover closing costs, reserves, and any unexpected expenses.

DON'Ts

- Y Share your Social Security number—you are risking a credit check, which may lower your score, leading to a higher interest rate or even a denial of your loan!
- X Don't co-sign for a loan This can impact your debt-to-income ratio and affect your loan approval.
- 🗙 Apply for new credit (even for store discounts)—this could put your loan at risk.
- X Make major purchases on credit (appliances, furniture, cars, etc.).
- **X** Transfer balances or refinance debt until after closing.



X Pay off large loans or credit balances right now—timing is critical.



Why does this matter?

1) You'll sign at closing confirming no financial changes.

2) Your credit will be re-checked a few days, or in some cases even a few hours, before closing.



Janai Roberts

Your Mortgage Loan Originator NMLS: 252636

jroberts@elements.org 317-341-4925

