FROM PRE-APPROVAL TO CLOSING DAY

The 10 Commandments of Loan Applications

Your lender approved you based on your finances today, and they check again right before closing. Until you have the keys, keep things just the way they are.

I **Thou shalt not change jobs, become self-employed, or quit your job.**
Your approval is based on the income you have now. A change can mean starting over.

II **Thou shalt not buy a car, truck, or van (or you may be living in it)!**
A new payment changes how much you qualify for.

III **Thou shalt not use charge cards excessively or let your accounts fall behind.**
Higher balances or one late payment can drop your score right before closing.

IV **Thou shalt not spend money you have set aside for closing.**
Your lender looks at your accounts again before closing.

V **Thou shalt not omit debts or liabilities from your loan application.**
They will show up. It's better to share them now.

VI **Thou shalt not buy furniture.**
The new couch can wait a few weeks, until after closing.

VII **Thou shalt not originate any inquiries into your credit.**
Every new application shows up and has to be explained.

VIII **Thou shalt not make large deposits without first checking with your loan officer.**
Large deposits have to be documented. Ask first.

IX **Thou shalt not change bank accounts.**
Your lender is following your money. Moving it means more paperwork.

X **Thou shalt not co-sign a loan for anyone.**
Their debt counts as yours.

When in doubt, call your lender before you do it, not after.

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