



MEET YOUR LOAN OFFICER, TREVOR SANDERS.

Trevor Dawson Sanders is a highly motivated and driven Mortgage Loan Officer at SD-Loans. Fueled by passion, Trevor provides professional financial services, specializing in the finance of the purchase and refinancing of residential real estate.

Trevor focuses on educating his clients and referral partners on the importance of real estate ownership and the home buying process. Finding the best home loan program that meets his client's needs. Frequently attending educational conferences and training workshops to better serve his clientele and providing five-star customer service.

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LOAN PROCESS



1 PRE-APPROVAL

- Initial meeting with Loan Officer
- Borrower completes loan application
- Borrower provides supporting documents
- Credit report is pulled and reviewed
- Income is calculated
- Loan Officer reviews file with Borrower
- Loan Officer issues Pre-Approval Letter

REFINANCING? START HERE

- Pre-Approval is issued
- Loan application completed
- Borrower provides supporting documents
- Credit report is pulled and reviewed
- Income is calculated
- Loan Officer reviews file with Borrower

2 ESCROW IS OPENED

- Initial Disclosures sent to Borrower
- Appraisal ordered

3 LOAN PROCESSING

- Borrower discusses rate lock/float options
- Title work ordered and sent to title company
- Verification of Employment completed
- Homeowners Insurance Policy for subject
- property obtained

4 UNDERWRITING

- Borrower evaluated
- Loan file and residential appraisal reviewed
- Underwriting decision made

5 LOAN APPROVAL

- Underwriter issues conditional approval
- Additional items requested to clear the file's conditions for closing

6 CLEAR-TO-CLOSE!

- Conditions are cleared
- Underwriting determines that the file is ready for Closing Documents
- Closing Documents are ordered and sent to Escrow
- Escrow coordinates signing with a Notary

7 FUNDING

- Loan documentation signed by the Borrower
- Required funds are delivered to escrow company
- Purchase – Welcome to your new home!
- Refinance – Congrats on your refinance!

PRE-APPROVAL PROCESS

WHEN SHOULD YOU GET PRE-APPROVED?

A serious home buyer should always start the process with their lender, not at an open house. Unlike a pre-qualification, a pre-approval with SD-Loans ensures that your file is ready for underwriting before you put an offer down.

Obtaining a pre-approval with us BEFORE you find a home is imperative because we will determine the maximum amount of money you can borrow and find the right loan program that best suits your needs. In today's competitive real estate market, it is essential to include a property-specific pre-approval letter to strengthen your offer and prove that you can obtain financing!

START
WITH YOUR LENDER

END
WITH AN APPROVAL

PRE-APPROVAL DOCUMENTS

Below you will find the basic list of documents we will request for pre-approval! Additional documents may be required for your specific loan scenario. Our new user-friendly online system will custom tailor the documentation we need from you based on your answers on our online application. We suggest that you begin gathering the following documents to make this process as smooth and easy as possible!

- Two Most Recent Tax Returns - All Pages
- Two Most Recent W2's
- Paystubs, Most Recent 30 days
- Two Most Recent Month's Bank Statements
 - » Checkings & Savings
 - » Investment/Retirement Accounts
 - » Any Additional Income
- Two Most Recent Years Corporate Tax Returns (self-employed only)
- Most Recent AMEX Statement (if applicable)
- DD-214-VA loans only (if applicable)
- Pension Statement
- SS Income
- Copy of your driver's license or equivalent proof of identity (e.g., passport)
- Copy of your current property documents
 - » Mortgage Statement
 - » Insurance Declarations Page
 - » HOA Statement
- Miscellaneous
 - » DD214 (If Applicable)
 - » AMEX Statement (If Applicable)

DO'S & DON'TS OF HOME-BUYING

CONSULT YOUR LOAN OFFICER BEFORE YOU MAKE ANY DECISIONS INVOLVING YOUR CREDIT DURING THIS ESCROW PERIOD. WE ARE ALWAYS AVAILABLE TO HELP!

DO

- Contact your insurance agent early in the process and inform them of your new home purchase.
- Promptly provide all documents (ALL PAGES requested by your Loan Officer and processor to speed up your closing.
- Make sure your employment asset and personal information are correct on your loan application.
- Be prepared to explain/account for all non-payroll deposits into each account you intend to use toward your transaction.
- Respond to any requests for information from your Loan Officer as soon as possible.
- Continue to make all payments on time.

DO NOT

- DO NOT apply for any new credit or financing of any kind.
- DO NOT make large deposits into your bank account. Your down payment should be seasoned i.e. sitting in your account for at least two months.
- DO NOT have any inquiries made on your credit report. This raises red flags to the Underwriters.
- DO NOT co-sign on another person's loan.
- DO NOT change your name or address.
- DO NOT make changes to your employment or income.
- DO NOT spend your down payment.

