

5 STEPS TO BUYING YOUR HOME



STEP 1: Supporting documents, completed applications and all other necessary information are provided by you to your mortgage broker. Your mortgage broker then packages your home loan application and presents it to the lender. At this stage, they should notify you that your application has been submitted for approval.

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Once a decision has been made to take out a home loan, borrowers will commence the loan application process which is quite similar across lenders. The time frame for loan approvals can range from a few days to a couple of weeks, depending on your particular loan. As a general rule, the more complex the loan the longer the application process.

STEP 2: The lender evaluates your application by undertaking credit checks and ensuring that the information submitted is authentic. Once these checks have been met the lender's specific lending guidelines, a conditional approval will be issued by the lender via your broker. If the lender requires more documents or supporting information, your broker should discuss this with you. Your broker will be contacted by the lender if there are any queries regarding your application, and they will attend to these concerns with you.

STEP 3: A formal valuation of your property will be undertaken on behalf of the lender. An inspection report will be submitted by a valuer and sent directly to the lender to be reviewed. If it meets the lender's guidelines, an issuance for an 'unconditional' approval will begin. If there are concerns with the report, your lender will discuss this with your broker, who will then address the issue with you.

STEP 4: If a lender's mortgage insurance (LMI) is required for your loan, approval will be sought through the LMI provider. When this approval is granted by the LMI provider, an unconditional approval will be granted and the loan documents will be prepared.

STEP 5: The lender will now issue an unconditional approval for your loan and also start preparing your loan documents. These will be sent to you from your lender and your broker will then assist you in executing these documents. These signed forms must be then sent back to the lender. Once the Lender has received these documents, they will check that these forms have been signed correctly. Once all verifications have been done, the lender will then start the settlement process.

