## YOUR HOME PURCHASE TIMELINE

#### LOAN WORKSHEET

- We prep your loan worksheet based on info from your purchase agreement.
- Lock your interest rate – do this quickly because rates change often.

## INITIAL LOAN DISCLOSURES

- We create your initial Loan Disclosures via DocuSign.
- Your disclosures may later need updated items; this isn't uncommon during the process.
- Promptly sign and send your disclosures to keep your loan moving.

#### **APPRAISAL**

- After your home inspection is completed, we order your appraisal.
- Appraisal turnaround can take up to one week.

## REVIEW FOR PROCESSING

 During this stage, we update your income, assets, and other required info before submitting your loan to underwriting.

#### **UNDERWRITING**

 Underwriter issues a conditional loan approval, which means they require a few more items from you before issuing a final approval.

#### CLOSING DISCLOSURE (CD)

- After final loan approval, look for an email from us with your Closing Disclosure.
- The CD details your final loan terms and estimated funds to close.
- Review and acknowledge the CD on the same day it was sent.

## LOAN DOCUMENTS

- The quality assurance/funding department creates and sends your final loan documents to
- It's almost time to sign!

#### **ESCROW**

- Our team gives you an estimated amount for down payment and closing costs
- Be sure these funds are sent to escrow within 24-48 hours of your closing date.

#### **CLOSE**

- Escrow schedules your signing appointment, which can take an hour.
- Documents are signed and sent back to our closing team for loan funding.
- Your loan funds, and the title company records you as the new legal owner.

# ——CONGRATULATIONS——-YOUR LOAN HAS CLOSED!-



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Not a commitment to lend. Borrower must meet qualification criteria. This information is meant as a guide to help streamline the loan process and should not be considered as requirements when buying a home.