

Before you get to the closing table...

# 10 Rules for Homebuyers

We want you to close on your home purchase on time. So, there are a few don'ts to follow. If you think one of the situations below will occur, let us know right away so we can walk you through the necessary documents. We get it, life happens. Any questions, concerns, or clarification? Just reach out.



## 01 Don't change jobs

Quitting your job, getting a new one, or becoming self-employed is a big change that affects your income numbers.

## 02 Don't max credit cards

Maxing out your credit cards or getting behind on payments will be flagged in your credit report.

## 03 Don't spend down payment

That money you've been saving is for your down payment. Don't touch it! You need it for closing day.

## 04 Don't buy furniture

Buying "big ticket items" right before you buy your home changes the numbers we've already run. There will be time to do it later.

## 05 Don't open new lines of credit

Increasing your credit limit or opening new credit cards or accounts can wait until after you've closed on your new home.

## 06 Don't make large deposits

All banks will flag when you make unusual deposits and large cash deposits, so let us know before you do anything.

## 07 Don't change bank accounts

Switching banks or adding a new account is another no-go. Just trust the process until you've gotten those keys.

## 08 Don't co-sign for anyone

This adds a wrinkle to your credit and financial history that we didn't plan on. If it can wait, it's best to do so.

## 09 Don't use cash for earnest money

Simply put: We can't trace where cash comes from, so it can't be used towards the purchase of your house.

## 10 Don't buy a car

Or a truck, van, motorcycle, yacht, private island, etc. Joking aside, just wait to make those big purchases.



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