A DIVISION OF Luminate Bank

# YOUR HOME LOAN PROCESS

This timeline will give you a general idea of what to expect.
This process can change based on individual circumstances and loan type.

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| WEEK ONE | Pre-approval to confirm what you can be approved for and review your loan options | Write sales contract, notify your Mortgage Professional to lock in your rate and schedule loan application appointment | You should contact your homeowner's insurance agent for a quote | Meet with your Mortgage Professional to sign loan disclosures and bring required supporting documents | Processor reviews file, orders title & appraisal notifies you of any missing items |
| WEEK TWO | Appraiser Visit. Will review comps to determine value and home condition | Realtor orders Inspections (i.e.: home, pest, septic, well as applicable ~ $400-$500) | Review Inspections with Realtor and Mortgage Professional to ensure no repair items needed | Appraisal, title and most verifications are received | Loan is sent to underwriting |
| WEEK THREE | Underwriter reviews your loan and conditionally approves the file | Pending Items. Processor will notify you of any pending conditions | Pending or requested items are sent to underwriting to obtain final approval | Final Review. Pending items are reviewed by underwriting to issue Clear to Close | |
| WEEK FOUR | Final Approval from the Underwriting. Closing docs are sent to the attorney and closing is scheduled | Your closing attorney will prepare your final cash to close numbers on the CD settlement statement | CD is reviewed by the CL Team and signed by you prior to closing | Federal four day mandatory waiting period | Closing. Sign loan documents. Bring your remaining down payment and closing costs as a cashier's check |

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