

Steps to a Successful Closing Process

The closing process begins after the seller accepts your offer. Avoid making these mistakes before your closing date.

Job Changes

- Do not change jobs—this may cause your loan to be denied.
- Your lender will re-verify employment just before funding your loan.

Money Moves

- Keep all money set aside for closing in the same account until funding—do not spend it, switch banks, or transfer funds between accounts. These actions can delay verification and risk your loan.
- Do not make unverified cash deposits. Every deposit must be fully documented and traceable for your lender.

Debt & Credit

- Do not pay off debts unless your loan officer instructs you to—this can negatively impact your credit score.
- Avoid excessive credit card use, applying for new credit cards or loans, or falling behind on bills, as your lender will re-check your credit before closing.

Marital Status

- Inform your lender and title company immediately of any changes in marital status (marriage or divorce), as this impacts how title is held.

Large Purchases

- Do not make major purchases (furniture, vehicles, etc.) before closing, as they reduce funds and raise debt-to-income ratios.

Urgency

- Do not delay in providing all documentation requested by your mortgage company—time is critical.