



Home-Buying Process

Finding Mortgage Money

Home-Buying Process: Finding Mortgage Money

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As a homebuyer there are several things to consider when shopping for mortgage money. Some people shop around for low interest rates, low or no down payments or credit flexibility. Others may shop for a flexible loan that meets their current and future income levels. Where you are financially will determine the loan option you choose and for which you are eligible.

Buyers should personally visit a variety of financial institutions. Not all financial institutions offer the same programs. Some offer loan products with little flexibility, while others have special loan programs with more flexibility for persons with low to moderate incomes or first-time homebuyers. Compare the recommended loans from each institution. Remember, you are not only shopping for the best rates and fees, but also a reputable organization that delivers what is promised. Use the Choosing a Financial Institution Work Sheet to help you with this process.

Choosing a Financial Institution Work Sheet

When looking for a financial institution, consider this checklist. The questions below can help you choose the one that is right for you.

	A	B	C
Name of financial institution			
Does it offer the services I need?			
Is it close to home or work?			
Does it have reasonable hours?			
Is it open any weekend hours?			
Does it have ATMs? If so, are they located near where I live, work or shop?			
If I am choosing a credit union, am I eligible?			
Do any employees speak my language?			
What, if any, fees will be charged?			
Is this financial institution insured?			

Many financial institutions also offer *nondeposit products* and services that are not insured by the FDIC.

This resource is one in a series on the Home-Buying Process which include:

Financial Readiness

What Creditors Look For
Finding Mortgage Money
Types of Financial Institutions
Mortgage Options
Down Payment and Closing Costs
Pre-Qualification or Pre-Approval

Factors to Consider in Housing Selection

Personal Needs and Wants
Location
Type and Style of House
Type of Construction
Interior and Exterior Space
Special Needs
Building as an Option

Locating a House

Finding the House
Using Real Estate Professionals
Buying Direct From Owner

The Sales Contract

Components
Acceptance

Home Inspections

Reasons for Home Inspections
Locating an Inspector
What Inspections Include
Limits of Liability

The Mortgage Process

Loan Application Process
Approval or Rejection
The Mortgage Payment

Purchasing Homeowners Insurance

Before You Start Looking for a Home
Stability of the Insurance Company
Costs and Coverage
Customer Service

Warranties

The Closing

Preparation for Closing
Final Walk Through
Closing Day Procedures

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