



NICHOLE WILLEY
& ASSOCIATES

10 Common Mistakes to Avoid When Purchasing Your Home



Evelynn Bernhardt, REALTOR

774-521-5899 | evelynnbernhardt@kw.com | evelynnbernhardt.com

1. Job Changes, Becoming Self-Employed, or Quitting Your Job

Changes in the salary or hourly pay structure of a job may have hurt your chances of securing a mortgage. Lenders are keeping a close watch on your finances right up until the closing of your home

2. Buying a Car, Truck, Van, Boat, etc.

Large purchases or taking out another loan can affect your credit score, so unless you can make a big purchase in cash avoid it until you closing on your home.

3. Using Credit Cards Excessively

Protect your credit score! Once you are approved for a home loan it's important to keep your credit consistent. using a credit card can change your score and potentially affect your pre-approval.

4. Spending Money Set Aside for Closing

Closing fees vary depending on your state, loan type, and mortgage lender, so it's important to pay close attention to these fees and have the money available for closing day.

5. Omitting Debts or Liabilities from Your Loan Application

It is extremely important to be truthful and upfront about all debts, future debts, and liabilities on your application. Your loan officer isn't judging you, they want to get you a loan just as much as you want one. Honesty is the best policy so they can work things out accordingly.

Evelynn Bernhardt, REALTOR

774-521-5899 | evelynnbernhardt@kw.com | evelynnbernhardt.com

6. Buying Furniture on Credit

This ties into making a large purchase. Might seem innocent enough buying furniture for your new home, however, this purchase has the ability to affect your credit unless you pay for it in cash!

7. Originating Inquiries into Your Credit

If you find hard inquiries listed on any of your three major credit reports that you did not initiate, you can request their removal by disputing them with any of the relevant credit bureaus

8. Making Large Deposits

Large deposits can look sketchy.; unless you can prove the deposit is legitimate, those additional funds can lead the loan underwriter to deny your mortgage loan.

9. Changing Bank Accounts

Most lenders will request your bank statements (checking and savings) for the last two months when you apply for a mortgage to buy a home. The main reason is to verify you have the funds needed for a down payment and closing costs, changing banks during the process can complicate this.

10. Co-Signing for Someone Else's Loan

When someone cosigns on a mortgage loan, it means they agree to take responsibility for the loan if they default. The bottom line this will affect your credit. Protect your credit during the home buying process.

Evelynn Bernhardt, REALTOR

774-521-5899 | evelynnbernhardt@kw.com | evelynnbernhardt.com