



Get the *RIGHT* MORTGAGE for you!

At Capital Mortgage Funding, we have a wide range of home financing products to ensure you get the best option for your situation. Plus, we'll personally guide you through the entire loan process to help you make informed decisions based on your needs.

Our home financing options include:

- Fixed- and adjustable-rate mortgages (ARMs)
- FHA, VA,* Conventional and USDA loans
- First-time homebuyer financing
- Jumbo mortgages
- Zero down payment options**
- Down payment assistance (DPA)** grants
- Refinancing

Contact us today!

Capital Mortgage Funding

17170 W. Twelve Mile Rd.

Southfield, MI 48076

1-800-LOW-RATE

www.lowrateonline.com



Download the FairwayNOW app! [Ask us for an invitation to download.](#)

*VA loans subject to individual VA Entitlement amounts and eligibility, qualifying factors such as income and credit standards, and property limits. Fairway is not affiliated with any government agencies. These materials are not from VA, HUD or FHA, and were not approved by VA, HUD or FHA, or any other government agency.

**Eligibility subject to program stipulations, qualifying factors, applicable income and debt-to-income (DTI) restrictions, and property limits. Fairway is not affiliated with any government agencies. These materials are not from HUD or FHA and were not approved by HUD or a government agency. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates and programs are subject to change without notice. All products are subject to credit and property approval. Other restrictions and limitations may apply. Capital Mortgage Funding is Powered by Fairway Independent Mortgage Corporation.
Equal Housing Lender. NMLS#2289.

Helpful “Do’s and Don’ts” when applying for a mortgage

This is an important step, if not the most important document to review



DO Keep originals or be able to access on your employer/bank sites all pay-stubs, bank statements and other important financial documents.

DO Provide your Earnest Money Deposit from your own personal bank account or acceptable gift funds. Please talk to your Mortgage Banker for additional clarification. This will present a very difficult problem if not managed properly in the beginning.

DO Provide all documentation for the sale of your current home, including sales contract, closing statement, employer relocation/buy-out program if applicable.

DO Notify your personal Mortgage Banker if you plan to receive gift funds for closing. Gift funds are acceptable only if certain criteria are met. Advances from credit cards for down payment / closing costs are never acceptable.

DO Notify your personal Mortgage Banker of any employment changes such as recent raise, promotion, transfer, change of pay status, for example, salary to commission.

DO Be aware that a new credit report could be pulled just prior to closing.



DO NOT Close or open any asset accounts or transfer funds between accounts without talking with your Mortgage Banker about the proper documentation required for your loan. For example, before transferring all funds from your savings to your checking, check with your Mortgage Banker.

DO NOT Deposit any monies outside of your automated payroll deposits, particularly cash or sale of personal property, without notifying your personal Mortgage Banker. Many guidelines require substantial documentation as to the source of these deposits.

DO NOT Change jobs/employer without inquiring about the impact this change might have on your loan.

DO NOT Make major purchases prior to or during your contract, such as new car, furniture, appliances, etc. as this may impact your loan qualification.

DO NOT Open or increase any liabilities, including credit cards, student loans or other lines of credit during the loan process as it may impact your qualifying loan amount.



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FAIRWAYNOW

The Mobile Mortgage

Feel in Control of Your Home Loan

With the FairwayNOW App!

What can **YOU** expect from the FairwayNOW mobile app?

- ▶ Apply for a loan in under 10 minutes
- ▶ Communicate with your Loan Officer and Realtor with one simple tap
- ▶ Quickly and securely scan loan documents with your phone's camera
- ▶ Calculate loan scenerios with full monthly payments
- ▶ Connect to home searching sites in app
- ▶ Easily track loan progress with real-time push notifications
- ▶ **Ask for an invitation to the app!**



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The Best Mortgage Banker



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Pre-approval CHECKLIST

STEP 1: Q&A

If we have not had our initial Q&A session, give us a call at **248-569-7283** to go over the process.

- ✓ If you are a person who likes to get started early, you can always get started on the loan application in advance.

STEP 2: APPLY VIA WEB OR MOBILE APP

Web: www.lowrateonline.com/contact-us/

- ✓ For web version fill out the online form for a mortgage banker to guide you through the process
- ✓ Don't forget to save your application as you go and save your login info.
- ✓ Please completely fill out the application; errors or omissions cause unwanted delays.
- ✓ Non-married borrowers should complete separate applications.
- ✓ Unless you are under contract please use "TBD" as the property address.

STEP 3: PROVIDE DOCUMENTATION

We will typically send you an attachment with instructions for using our secure document system. This is included in our follow up email and is specific to you. This will allow you to upload documents and send them to us securely. If we have not yet connected you can also email all documents to us or share via a secure system (Dropbox, Box.com, etc.)

STEP 4: CREDIT REVIEW

We will review your credit report and check for errors or red flags. Credit errors or disputes are the #1 cause of loan delays. We work to fix any errors before getting under contract to help save you time and headaches.

STEP 5: PRE-APPROVED!

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