



Take the stress out of home buying with this easy guide.


Homeownership is a big step, and the process can seem overwhelming. But buying a home isn't really as scary as it seems. Embrace Home Loans has been helping people buy the home of their dreams since 1983. We've helped hundreds of thousands of people through the home buying process and we can help you, too. Here's a quick guide to the major steps of buying a home.

 **Understand your credit**
Credit scores are calculated using payment history, length of credit history, new credit, the types of credit used, and amount of credit outstanding. A credit score is a number used to help a mortgage lender decide how likely it is that you will repay the loan on time. Your credit score ranges from about 350 to 850. The higher your credit score the better.

 **Determine what you can afford**
There are plenty of online calculators that can help you figure out what is a reasonable monthly payment. But make sure you consider all the things that are important to you when deciding what you can afford. A smaller mortgage may mean more financial freedom, allowing you the opportunity to travel, save for college, or plan for retirement.

 **Get Approved to Move™**
Embrace's Approved to Move™ program gives you a fully underwritten approval, even if you haven't found a home. It is virtually as good as a cash offer. Approved to Move™ lets the seller know they can take your offer seriously, and once accepted, can potentially close faster. So don't forget to inquire about it with your Embrace loan consultant.

 **Shop for a home and make an offer**
Finding the right home is the most important thing. It can also be the most fun. Settle on a price range with your real estate agent in advance. You can be a little bit flexible, but only look at properties within that price range. Work closely with your real estate agent and take as much time as you need to find that right home.

 **Select a loan and get an inspection**
Embrace has a reputation for exceptional customer service and offers a wide range of loan programs. Having one of our experienced loan officers assist you makes the process easier and can help you select the financing that works best for your situation. Then consider making your purchase offer contingent on a home inspection. This allows you to check for signs of structural damage or things that may need fixing.

 **Get an appraisal and title insurance**
Embrace will arrange for an appraiser to complete an evaluation of the property. The appraisal determines the value of the property. Embrace will also arrange for a title company of your choice to handle all of the paperwork involved in transferring ownership of the house you are buying.

 **Closing on your home is the last step**
Closing involves you and the seller signing the final documents and legally transferring the property to you. When you are finished signing what seems like dozens of documents, the mortgage process is complete and you are a homeowner. Make sure you read and understand what you're signing and ask questions if you are confused. We are here for you and want to help with your home buying process.

Talk with an Embrace loan consultant today.

855.612.9444
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