

**10 COMMANDMENTS OF LOAN PROCESSING**

For a smooth and easy approval & loan process please check with us prior to the following:

1. DO NOT change jobs
2. DO NOT make any late payments to creditors
3. DO NOT apply for major credit purchases or credit report inquiries
4. DO NOT deposit large amounts of cash money (over \$199.00) in your asset accounts
5. DO NOT move funds around in asset accounts (provide written proof & explanation of to & from)
6. DO NOT bounce checks
7. DO NOT lower your asset accounts
8. DO NOT stop sending us your updated pay stubs and asset statements
9. DO NOT discuss paperwork or items needed with anyone other than the processor
10. DO NOT FORGET upon formal loan application please have all paperwork from checklist to us within 24 hours of all requests.
11. DO NOT IGNORE Property issues due to current markets (the 11th commandment) please note lenders review

assets, income, credit & are not property specialists- 95% of delays in financing are due to property specific safety repair issues, safety & livability\*We offer Renovation loans to finance any improvements from the onset if needed or advised by your Realtor.

If repairs are noted, a delay in financing may be result & small \$costs to you in trip reviews, rate lock extensions etc. may be required. Realtor will review with you: i.e., in vacant homes (if a septic) must be functional, utilities must be on, chipping & peeling paint/wall paper repaired, mildew repaired, curling roof tiles, missing flooring/frayed carpets replaced, some furnaces, roofs & electric issues need 2-3 year life certifications or replaced, plumbing no leaks, etc (all repairs must be in writing completed & satisfactory from licensed &/or insured tradesmen).

Processor: [admin@crossroadsloans.com](mailto:admin@crossroadsloans.com) (800) 413-5857

Please keep these commandments in mind for a smooth and easy loan approval & transaction.

Call if you have any questions or changes to the above.

Thank you,

Crossroads Home Loans  
Toll Free: (800)413-5857  
Fax: (330)662-0228

Apply online at: [www.crossroadsloans.com](http://www.crossroadsloans.com)

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