embrace home loans

Home Buying Guide

Information that will help you find and finance your next home

Welcome

Most often a prospective homebuyer's first question is, "How much can I afford?" The answer many lenders provide better answers the question, "How much can I borrow?" Many lenders only consider what you are able to pay each month then tell you how much you can borrow.

At Embrace Home Loans, we want to ensure we understand what is most important to you before answering the question. We want to be sure that when you decide what you can afford, you have considered all of the other things that are important to you. A smaller mortgage means more financial freedom, allowing you the opportunity to travel, plan for a family, save for college, plan for retirement or just feel safe with, and not overwhelmed by, your mortgage payment. A larger mortgage may make sense if a particular neighborhood is where you want to live or if certain amenities are still important to you after you have considered other financial goals.

While we can provide different financing options, only you can decide how much you are comfortable paying for your home each month and if that payment puts you in a home that makes you happy. You are the only one who truly knows your financial situation and can determine exactly what you can afford to be comfortable with your new home, but more importantly, to live the life you want to live. We will do our best to approve you for a loan amount that we believe, based on your credit, other debt and income, will be comfortable for you, but you are the only one who knows what your lifestyle entails to stay comfortable with your monthly payments.

Conversation

Talk about the benefits of Approved to Move™, which may increase your negotiating power with potential sellers. You'll also have a clear understanding of all costs upfront.

Approved to Move™ Application

Your Mortgage Specialist can help you with the entire application.

Paperwork

We'll let you know precisely what documents and information you'll need, and walk you through the whole process.

Credit Evaluation / Underwriting

These steps will determine your eligibility for the loan.

You're Approved to Move™

Your Mortgage Specialist will let you know when you are Approved to Move™ and ready to start looking for your dream home.

Shop for a Home

If you have not already done so, find a real estate professional that understands what you are looking for and has the local market expertise to help you find it.

A quick overview of the home buying process

Make an Offer

This is where a real estate professional working on your behalf can really help. They know how to negotiate and submit an offer that is in your best interest.

Appraisal / Home Inspection

Your Mortgage Specialist will carefully review your paperwork and have the house appraised to confirm its value.

Homeowner's Insurance

Shop several insurance providers and compare policies to determine what company provides the best value.

Title Search

We make sure that the person who is selling the property really has the right to sell it, and that the buyer is getting all the rights to the property (title) that he or she is paying for.

Closing

The closing involves you and the seller signing the final documents and legally transferring the property to you.

Home Sweet Home

1. Choosing the Right Financing

Embrace offers tailored loan programs that meet your unique needs and a dedicated Mortgage Specialist to guide you through each step of the loan process, making Embrace the lender to turn to when buying a home. Whether it's your first home or your third, whether you're buying a vacation home or downsizing for retirement, your Embrace Mortgage Specialist will find the loan program that's right for you, now and in the future.

There are basically two types of mortgages to consider, fixed-rate and adjustable-rate.

With a fixed-rate mortgage, your interest rate stays the same for the life of the loan. That means your payment stays the same for as long as you have your loan, providing you with a predictable payment.

With an adjustable-rate mortgage (ARM), your interest rate is set, usually annually, based on market rates. While your initial interest rate may be lower than on a fixed-rate loan, which means your payment often starts out lower than with a fixed-rate loan, your rate and payment could increase quickly.

It is important to understand the trade-offs between a fixed-rate loan and an ARM. If you are planning to sell your home within a short period of time, you may want to consider an ARM. If you are settling in, a fixed-rate loan may make more sense. An Embrace Mortgage Specialist can help you make the decision that best suits your needs.

The next thing to consider is your loan term. Most mortgages are available for various terms. The most common are 15- and 30-year mortgages or somewhere in between.

A shorter loan term offers a lower interest rate but higher monthly payments, since you're paying it off over a shorter period of time. A 30-year term offers you lower monthly payments, but you pay more interest over the longer loan term. Which one is right for you will depend on what you can afford.

Once you've decided on a fixed-rate or adjustable-rate mortgage and your loan term, you need to consider whether you want to reduce your rate by paying discount points. Understanding the trade-off between points and the interest rate you are offered is important.

Points are a percentage of a loan amount. One point is equal to one percent of the loan amount. You can lower your interest rate on your loan if choose to pay points. Each point you pay can reduce your rate by about 1/8th to 1/4th percent depending on the market. Or you can even choose a slightly higher interest rate and receive lender credits to cover all or some of your closing costs.

How much house can I afford?

To figure out what you can afford, use our online mortgage calculator at **https://www.embracehomeloans.com/resources/mortgage-calculator**

Interest Rate	Monthly Payment (Principal & Interest) per $1,000 of Loan Amount		
	30 years	20 years	15 years
4.0%	4.77	6.06	7.39
4.5%	5.06	6.32	7.64
5.0%	5.36	6.59	7.90
5.5%	5.68	6.87	8.17

Payment examples are for illustration purposes. Rates used in the table may or may not be available at any given time.

Federal Loan Programs

Embrace offers many loan programs including those offered through the Federal Housing Administration (FHA) the US Department of Veterans Affairs (VA), and the United States Department of Agriculture (USDA). All of these programs meet the needs of potential homebuyers in a variety of ways.

FHA

The Federal Housing Administration provides mortgage insurance on loans made by FHA-approved lenders, like Embrace. The FHA insures mortgages on single-family and multi-family homes, including manufactured homes, throughout the US. FHA mortgage insurance provides protection against losses as the result of homeowners defaulting on their mortgage loans, which allows you to buy a home with a lower down payment or if you have less than perfect credit. The FHA loan guarantee can be used to purchase a new or existing residential property with a minimal down payment. You can also renovate a home you own or make repairs and renovations when purchasing a home. If you currently have an eligible FHA-guaranteed loan, you may also refinance through this program.

VA

The US Department of Veterans Affairs helps Service Members, Veterans, and eligible surviving spouses become homeowners. The VA provides a home loan guarantee so that lenders, like Embrace, can help you buy, build, or renovate a home. The VA guarantees a portion of the loan, enabling Embrace to provide you with more favorable terms.

VA purchase loans help you buy a home at a competitive interest rate without requiring a down payment or private mortgage insurance. An Interest Rate Reduction Refinance Loan (IRRRL) can help you obtain a lower interest rate by refinancing your existing VA loan. The VA's cash out refinance allows you to take cash out of your home's equity to pay off debt, pay for an education or make home improvements.

USDA

The US Department of Agriculture's Loan Guarantee Program allows lenders, like Embrace, to provide low- and moderate-income families the opportunity to own a home in eligible rural areas. The program provides a loan guarantee that helps lenders make homeownership a reality and improves the quality of life in rural areas. The USDA Loan Guarantee can be used to purchase a new or existing residential property, renovate a home you own or make repairs and renovations when purchasing a home. You can also refinance eligible USDA guaranteed loans. Closing costs and reasonable expenses associated with the purchase or refinance may be included in the loan amount. When purchasing a home, some of the funds can be used to establish escrow accounts for real estate taxes and/or hazard and flood insurance premiums.

Embrace offers a full array of loans along with competitive rates and terms.

For detailed information on all the loan programs we offer, visit our website at **www.embracehomeloans.com** or contact your Mortgage Specialist.

2. Understanding Your Monthly Mortgage Payment

Your total monthly home payment is more than just what you owe in principal and interest on your mortgage. There are other expenses that go along with owning your home like homeowner's insurance and property taxes.

Your principal and interest payment depends on your loan amount, the interest rate, and your loan term. Principal is the amount you pay each month to reduce the loan balance. Interest is the amount you pay each month to borrow money.

With any mortgage, you will be required to have homeowner's insurance and in some instances, flood insurance. Then there are property taxes to consider. Those payments are based on the value of your home and in many cases, required to be paid monthly.

If you are putting less than 20% down, mortgage insurance is often required and Embrace has lender-paid mortgage insurance programs for you. If you are considering a condominium or any other planned community, they often require homeowner's association (HOA) fees that you need to consider.

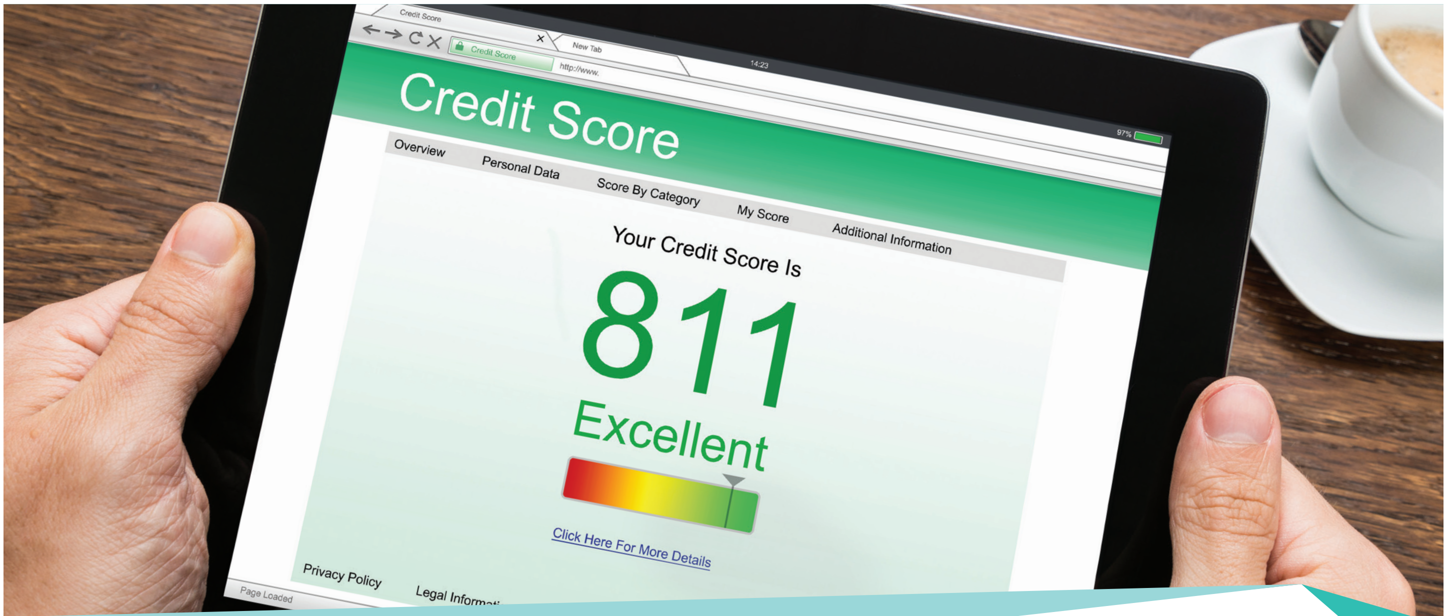
If your monthly mortgage payment makes sense, you need to remember homeownership has other expenses relating to maintaining your home and some other monthly bills, like trash fees or sewer taxes, that you may not pay as a renter.

Estimate Your Carrying Costs

The Carrying Cost is the amount of money it costs you each month to "carry" your mortgage. It usually includes your principal, interest, taxes and insurance and is abbreviated in some financial documents as PITI. Your Mortgage Specialist can help you determine your Carrying Cost. You should also consider other recurring expenses associated with owning a home. Items like utilities, homeowner's association fees and sewage fees should all be included in determining your monthly financial commitment.

Here are the costs to keep in mind:

- Principal, interest, taxes and insurance (PITI)
- Utilities (gas, water, electric)
- Homeowner's association fees or co-op fees
- Other taxes and fees (i.e., trash pick-up fees, sewage fees)
- Special district taxes



3. Reviewing Your Credit

Your credit and your credit score have a significant impact on your mortgage interest rate and the fees you pay. Your score reflects both positive and negative aspects of your credit history. Credit scores are calculated using payment history, length of credit history, new credit, the types of credit used and the amount of credit outstanding.

Your credit score ranges from about 350 to 850 depending on the credit bureau. The higher your credit score, the less of a credit risk you are. Some factors that may affect credit scores are the number of accounts you have, the types of accounts, the length of your credit history and your payment history.

If you need to improve your credit score, get current on your payments and stay current.

Credit reports include information about how you have repaid the credit you already have on accounts like credit cards, car loans and student loans. Most impactful are late or missed payments, public records and collection accounts. Whether or not you pay your bills on time accounts for about 35% of your credit score.

How much debt you have accounts for about 30% of your credit score. When considering a home purchase, you may want to consider paying down some of your debt. How you use, repay, and then reuse your available credit and whether it is used up to its available limit weighs on your score.

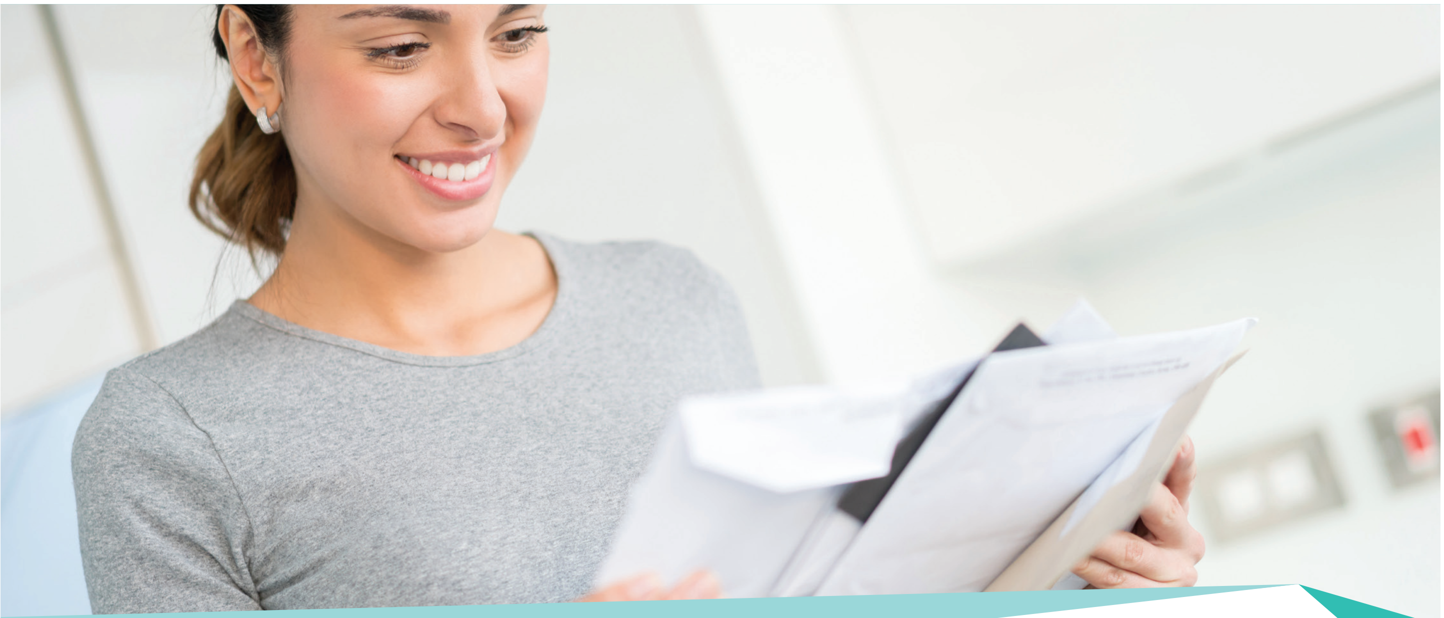
Your credit score reflects the different types of credit accounts, or “trade lines,” you have, including revolving debt such as credit cards and and installment loans (i.e., auto loans, student loans, personal loans). The types of credit used accounts for about 15% of your credit score.

About 10-12% of your credit score is based on how many new credit accounts you have opened compared with the total number of “trade lines” you have. Your score also takes into account the number of inquiries creditors make to credit reporting agencies known as “hard pulls.” It doesn’t take into account your own request for a copy of your credit report.

How long your oldest and most recent accounts have been open are also factored in. How long different types of accounts have been established, how recently those accounts have been used, and whether there has been a judgment or public record, impact your score. About 5-7% of your credit score is based on how long your credit accounts have been open.

Each calculation is weighted slightly differently based on specific criteria used by the three credit bureaus: Equifax, TransUnion and Experian.

Request your free annual report at **www.annualcreditreport.com**



4. Getting Approved to Move™

It only makes sense to shop for a home if you have financing lined up. To help you figure out what you can borrow, lenders offer pre-qualifications and pre-approvals.

When doing a pre-qualification, a mortgage lender will review your income, debt, assets, credit history and down payment available. Using this information, a mortgage lender is able to provide you with an estimate of the amount of money you could borrow, but the lender does very little to verify your information or underwrite your loan.

A pre-approval takes the pre-qualification process one step further. In order to do a pre-approval, you may need to complete a loan application which is not required in order to be pre-qualified. The information reviewed by the lender is similar to a pre-qualification but a credit report is pulled. A pre-approval is often subject to additional documentation and property approval.

Many lenders don't really do a pre-approval. It is more like a pre-qualification. They may have pulled your credit but they have not taken the time to verify your financial information and underwrite your application. What you get is basically a letter saying that you have sufficient credit and income to buy a house.

Neither a pre-qualification nor pre-approval necessarily amount to a loan approval. A comprehensive analysis of your credit history, income, debts and property selection is required to provide a final loan approval.

At Embrace, you can get approved before you even shop! Embrace's Approved to Move™ program gives you a full approval for a mortgage loan, even if you haven't found the perfect house. It is as close to being a cash buyer as you can get. It is a commitment from us to you.

Know what you can really afford and what you have been approved for, show the seller you're serious, and be in a better position to negotiate and close faster when you're Approved to Move™ by Embrace Home Loans.

Underwritten based on your personal circumstances, Approved to Move™ lets the seller know that, not only is your offer to be taken seriously, but once accepted, they can expect to close faster than a buyer who's only been pre-qualified or even pre-approved by another lender.

APPROVED TO MOVE™

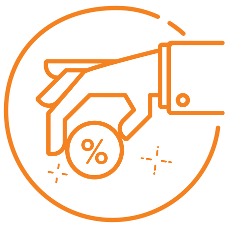
Find out more at:
https://www.embracehomeloans.com/new-home-loan/approved2move

Income Items

- W-2 forms from the last two years
- Most recent pay stubs covering a 30-day period
- Federal tax returns (1040s) for the last two years
- Tax returns for other situations:
  - self-employed
  - earn regular income from capital gains
  - earn sizable interest income, etc.
  - earn more than 25% of your income from commissions or bonuses
  - own rental property
  - in a career where you are likely to take non-reimbursed business expenses
- Corporate or partnership tax returns (if you own more than 25% of the business)
- Pension Award letter (for retired individuals)
- Social Security disability income verification (for those on Social Security)

Asset Items

- Bank statements for previous two months (sometimes three) on all accounts. All pages, even if you don't think they are important (even the blank pages)
- Statements for two months on all stocks, mutual funds, bonds, etc.
- Copy of latest 401(k) statements (or other retirement assets because they can count as reserves)
- Explanations for any large deposits and sources of those funds
- Gift letter (if some of the funds come as a gift from a family member - the lender will supply a blank form)
- Additional documentation will also be needed to show transfer of gift funds



5. Understanding Down Payments

Most homebuyers we work with don't have the ability to make a 20% down payment and get a "conventional" mortgage without mortgage insurance.

While these options make homeownership possible, putting down less than 20% can have drawbacks.

Embrace offers conventional mortgages with a down payment of as little as 3%. We also offer FHA loans requiring as little as 3.5% down and some other government-insured programs that don't require a down payment at all.

Low down payment programs are typically more expensive because they may require mortgage insurance or a higher interest rate. The rate you are offered is risk-based. Risk-based pricing factors include loan type, loan size, your credit score, and the size of your down payment. Mortgages made where the buyer is making a smaller down payment are considered to be higher risk than those where the buyer is making a larger down payment. Higher rates and higher loan amounts mean higher monthly principal and interest payments. The more you put down the lower your mortgage payments will be.

Making a down payment of less than 20% on a conventional loan can also mean paying private mortgage insurance, or PMI. FHA and other programs also require mortgage insurance. Depending on the loan program you select, mortgage insurance may add to your monthly payment. A minimum down payment also limits the equity you have in your home. Should property values decline in your area, your options may be limited if you need to refinance.

A 20% or higher down payment likely provides the best rates and most financing options. However, if the down payment drains all your savings, you may want to consider a smaller down payment. If you are fortunate enough to have the money for a larger down payment, there are some advantages to keeping some of the cash. Keeping some cash in reserve to make mortgage payments in the event of a job loss or for unexpected repairs are valid reasons for making a lower down payment.

It is always best to make the largest down payment you are comfortable with.

6. Common Closing Costs

Most mortgage programs have closing costs. Your closing costs include loan costs and other costs associated with your loan. At the time of application you will receive a Loan Estimate. The Loan Estimate breaks down these costs into general categories.

Origination Charges are fees charged by a lender for preparing and submitting your completed loan application and underwriting your loan. These charges can include an application fee, an underwriting fee and an origination charge or points.

Services You Cannot Shop For are the fees for those settlement services where the lender selects the service provider. These services typically include appraisals and credit reports.

Services You Can Shop For are the fees for those settlement services that you may shop for and choose the service provider. These services can include title insurance, a surveyor, or pest inspection company.

Other Costs include taxes and government fees such as recording fees and taxes, prepaid items such as homeowner's insurance premiums for the first year and initial escrow payments due at closing, which generally include two months of homeowner's insurance premiums and property taxes.

Some common fees defined:

Appraisal Fee - An appraisal will be required by a professional appraiser to determine the property's fair market value. The appraisal determines the value of the property.

Credit Report Fee - This covers the cost of getting your credit report to assess your credit history. Your credit score is included in your credit report.

Title Services Fee and Title Insurance - A title search is required to make sure that the title to the property you wish to buy is free and clear. Title insurance protects the lender from issues with the title that may not have been detected. Owner's title insurance may be purchased to protect you and your investment in the property.

Government Recording Charges - These are fees associated with recording the property at your local Registry of Deeds under your name and recording the mortgage or deed of trust.

Homeowner's/Flood Insurance - These are charges for the insurance you must buy for the property to protect it from a loss, such as fire, floods and storm damage. You must pay the first year's premium in advance. In most instances, you will be required to escrow your homeowner's insurance premium going forward.

Initial Deposit for Your Escrow Account - This establishes your escrow account. Your escrow account is used to pay for homeowner's insurance, property taxes and other charges, if applicable, as they become due.

7. Finding Your Real Estate Agent

Choosing the right real estate agent is almost as important as choosing Embrace. A good agent knows their market and has the knowledge and experience needed to help you find the right home at the right price.

Know the difference between real estate professionals. A real estate agent is someone who is licensed to sell property in a particular state by passing an exam. A real estate broker is someone who's continued their professional training and may have agents working under them. A Realtor® is an agent or broker who is a member of the National Association of Realtors®.

Tips for finding the right agent:

- Look for an agent to represent you as a buyer. While not absolutely necessary, it just makes sense.
- Check with family, friends, neighbors and social media for referrals.
- Interview multiple candidates and ask for their observations regarding the current market. Look for someone with expertise in a particular type of property you may be interested in or in a neighborhood that you like.
- Ask an agent for references and check online real estate forums for reviews.
- Ask about fees and commissions and how they are determined and split with the seller's real estate agent.
- Check the state's regulatory board for complaints made against an agent you're considering. If the agent works for a brokerage, check the Better Business Bureau for complaints.

8. Finding a Home

Finding the right home is the most important step. It can also be the most fun once you are Approved to Move™. You want to be happy and feel good about your choice. 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 that permit you some financial freedom. Sure, you may be able to afford a pricier home, but it may require you to sacrifice some financial freedom and make lifestyle changes.

Here are some tips for finding the perfect home for you and your family:

- How long do you plan to be in this home and will it meet your needs going forward? Consider your career and family plans when picking a home. Do you have room for a growing family? Or can you be comfortable there in retirement?
- Will this purchase fit comfortably into your finances? Don't be house rich and cash poor. You'll want to enjoy your home. It should not be an overwhelming financial concern.
- Analyze the market, property taxes and utilities and determine if they'll stay affordable. It is almost impossible to predict the future, but trends in market prices and increases in taxes or utilities may be indicative of what may happen.
- If you have, or are planning to have children, research the local school system. Your child's education and safety should always be primary considerations.
- Check out local amenities such as shopping, dining and entertainment. While you will live in your home, much of your life will happen outside of it. Local amenities that fit your lifestyle can make life that much more enjoyable.
- Evaluate transportation, parking and access to work. Getting to and from work and parking is something you will deal with most days of the week. A difficult commute or a difficult parking situation can make a home a poor choice.

9. Making an Offer

When you find a home, tap your real estate agent's knowledge of the local market to arrive at a reasonable offer.

While it is great that you love the home you have found, we all know that being in love can make us do ridiculous things, like overpay.

A competitive market only adds to the stress. Negotiations are a compromise and a necessary part of home buying. Let your real estate agent handle the negotiations. That is what they are there for. Communication through your real estate agent is often tempered because they are not emotionally involved. They also know when to walk away from a deal. You don't want your emotions to take over.

10. After You Have Found a Home

After the contract is signed and your offer is accepted, your Embrace Mortgage Specialist will:

- Reconfirm loan terms and provide initial loan disclosures and a loan estimate.
- Order an appraisal and coordinate a home inspection with you and your real estate agent.
- Forward loan documents to an underwriter for review and conditional loan commitment unless you have already been Approved to Move™.
- Ask you to provide additional or updated documentation during the approval process.

11. The Closing

The closing is the final step to becoming a homeowner. You were Approved to Move™, the house was appraised and passed inspection and all that's left is to attend the closing.

What is a closing?

The 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. Even though all you really want are the keys to your new house, make sure you read and understand what you're signing. Don't hesitate to ask questions. Anyone at Embrace will spend whatever time is necessary to ensure you are comfortable with the process. All you have to do is ask.

As we mentioned, there are many documents that need your signature.

Here's an overview of what will happen:

- You will sign a promissory note indicating that you have accepted the mortgage loan from Embrace and agree to repay the amount borrowed, plus interest. You also will sign a security instrument which pledges your home as collateral for the loan. In some states, this document is a mortgage and in other states it is a deed of trust.

- At closing, Embrace will transfer the money to the closing agent who will give it to the seller on your behalf.
- The seller will then sign a document called the deed, transferring ownership of the property to you.
- The title company or settlement agent will prepare all the documents and make sure that they are properly recorded.

  Additionally, there will be a number of affidavits and declarations for you to sign. These legally binding documents spell out the financial obligation you are taking on and your rights as a homeowner.

The closing process can be stressful because of all the paperwork you will need to sign. Here are some helpful tips:

- Don't feel rushed. Many people ask a lot of questions about the legal terminology in closing documents.
- Don't be afraid to ask as many questions as you need to ensure that you clearly understand the process and the paperwork.
- The day you close on your new home will be one of the most rewarding experiences of your life. While homeownership does come with responsibility, you'll take pride in the fact that you have a new home for you and your family to enjoy now and in the future.

Come prepared to your closing and everything will go smoothly.

3 Bring a government issued photo ID.

3 Bring a cashier's check or other official check.

3 Be sure to confirm any state specific requirements in advance.

3 Proof of insurance by the borrower is required in order to complete closing instructions, sometimes referred to as a "binder". This document or declaration should be provided by your insurance agent as soon as possible in the process.

12. Congratulations!

You are a homeowner!

Homeownership will be exciting and sometimes challenging. If you followed these steps it should also be incredibly rewarding. At Embrace, we want to be useful to you every step throughout the process and there for you in the future to assist you with any of your home financing needs.

Congratulations!

13. Do This, Not That, During The Home Buying Process

DO

- G Save pay stubs weekly
- G Save credit card statements monthly
- G Track gift funds
- G Copy bonus checks
- G Save tax receipts

DON'T

- H Change jobs during the home buying process
- H Open any new lines of credit
- H Open, close or change accounts
- H Increase credit balances
- H Miss payments on credit cards, bills, etc.
- H Make major purchases like a car, appliances, etc.

Your lender will be looking for stability and consistency in your buying and spending habits during the review of your completed loan application. Avoid losing your interest rate lock and delaying your closing by doing this, not that.

Your personal home evaluation checklist

You'll want to make several copies of this checklist and complete one for each home you tour. Then, comparing your ratings later will be easy.

Agent: ____________________

Address: ____________________

Size: ____________________

Square Footage: ____________________

Price: ____________________

Style/Color: ____________________

Work/Repairs Needed: ____________________

Notes: ____________________

The Home	Good	Average	Poor
Square footage	O	O	O
Number of bedrooms	O	O	O
Number of baths	O	O	O
Practicality of floor plan	O	O	O
Interior walls condition	O	O	O
Closet/storage space	O	O	O
Basement	O	O	O
Fireplace	O	O	O
Cable TV	O	O	O
Basement dampness/odors	O	O	O
Exterior appearance/condition	O	O	O
Lawn/yard space	O	O	O
Fence	O	O	O
Patio or deck	O	O	O
Garage	O	O	O
Energy efficiency	O	O	O
Screens, storm windows	O	O	O
Roof age and condition	O	O	O
Gutters and downspouts	O	O	O

The Neighborhood	Good	Average	Poor
Appearance/condition of nearby homes & businesses	O	O	O
Traffic	O	O	O
Noise level	O	O	O
Safety & Security	O	O	O
Age mix of inhabitants	O	O	O
Number of children	O	O	O
Pet restrictions	O	O	O
Parking	O	O	O
Zoning regulations	O	O	O

The Neighborhood (cont.)	Good	Average	Poor
Neighborhood restrictions	O	O	O
Fire protection	O	O	O
Police	O	O	O
Snow removal	O	O	O
Garbage service	O	O	O

Schools	Good	Average	Poor
Age/condition	O	O	O
Reputation	O	O	O
Quality of teachers	O	O	O
Achievement test scores	O	O	O
Play areas	O	O	O
Curriculum	O	O	O
Class size	O	O	O
Busing distance	O	O	O

Convenience	Good	Average	Poor
Schools/Work	O	O	O
Shopping/Groceries	O	O	O
Child care	O	O	O
Hospitals	O	O	O
Doctor/Dentist	O	O	O
Recreation/Parks	O	O	O
Restaurants/Entertainment	O	O	O
Church/Synagogue	O	O	O
Airport/Highways	O	O	O
Public transportation	O	O	O

Agent: ______________________________ Price: ______________________________
Address: ______________________________ Style/Color: ______________________________
Size: ______________________________ Work/Repairs needed: ______________________________
Square Footage: ______________________________ Notes: ______________________________

The Home	Good	Average	Poor
Square footage	O	O	O
Number of bedrooms	O	O	O
Number of baths	O	O	O
Practicality of floor plan	O	O	O
Interior walls condition	O	O	O
Closet/storage space	O	O	O
Basement	O	O	O
Fireplace	O	O	O
Cable TV	O	O	O
Basement dampness/odors	O	O	O
Exterior appearance/condition	O	O	O
Lawn/yard space	O	O	O
Fence	O	O	O
Patio or deck	O	O	O
Garage	O	O	O
Energy efficiency	O	O	O
Screens, storm windows	O	O	O
Roof age and condition	O	O	O
Gutters and downspouts	O	O	O

The Neighborhood	Good	Average	Poor
Appearance/condition of nearby homes & businesses	O	O	O
Traffic	O	O	O
Noise level	O	O	O
Safety & Security	O	O	O
Age mix of inhabitants	O	O	O
Number of children	O	O	O
Pet restrictions	O	O	O
Parking	O	O	O
Zoning regulations	O	O	O

The Neighborhood (cont.)	Good	Average	Poor
Neighborhood restrictions	O	O	O
Fire protection	O	O	O
Police	O	O	O
Snow removal	O	O	O
Garbage service	O	O	O

Schools	Good	Average	Poor
Age/condition	O	O	O
Reputation	O	O	O
Quality of teachers	O	O	O
Achievement test scores	O	O	O
Play areas	O	O	O
Curriculum	O	O	O
Class size	O	O	O
Busing distance	O	O	O

Convenience	Good	Average	Poor
Schools/Work	O	O	O
Shopping/Groceries	O	O	O
Child care	O	O	O
Hospitals	O	O	O
Doctor/Dentist	O	O	O
Recreation/Parks	O	O	O
Restaurants/Entertainment	O	O	O
Church/Synagogue	O	O	O
Airport/Highways	O	O	O
Public transportation	O	O	O

Agent: ______________________

Address: ______________________

Size: ______________________

Square Footage: ______________________

Price: ______________________

Style/Color: ______________________

Work/Repairs needed: ______________________

Notes: ______________________

The Home	Good	Average	Poor
Square footage			
Number of bedrooms			
Number of baths			
Practicality of floor plan			
Interior walls condition			
Closet/storage space			
Basement			
Fireplace			
Cable TV			
Basement dampness/odors			
Exterior appearance/condition			
Lawn/yard space			
Fence			
Patio or deck			
Garage			
Energy efficiency			
Screens, storm windows			
Roof age and condition			
Gutters and downspouts			

The Neighborhood	Good	Average	Poor
Appearance/condition of nearby homes & businesses			
Traffic			
Noise level			
Safety & Security			
Age mix of inhabitants			
Number of children			
Pet restrictions			
Parking			
Zoning regulations			

The Neighborhood (cont.)	Good	Average	Poor
Neighborhood restrictions			
Fire protection			
Police			
Snow removal			
Garbage service			

Schools	Good	Average	Poor
Age/condition			
Reputation			
Quality of teachers			
Achievement test scores			
Play areas			
Curriculum			
Class size			
Busing distance			

Convenience	Good	Average	Poor
Schools/Work			
Shopping/Groceries			
Child care			
Hospitals			
Doctor/Dentist			
Recreation/Parks			
Restaurants/Entertainment			
Church/Synagogue			
Airport/Highways			
Public transportation			

Get Approved to Move™ today. Let's start the process.

At Embrace Home Loans, we work hard to earn your trust. We comply with all federal regulations and take extra steps to protect your privacy and safeguard all of your personal information.

Borrower Information

First Name ______________________ M.I. _______ Last Name __________________________________
Social Security Number ___________________________ Date of Birth (mm/dd/yyyy) __/__/____
Street Address ____
City/State ____ Zip _________________________
Home Phone ______________________________________ Cell Phone _____________________________
Email Address _________________________________ Best Time to Call __________________________

Co-Borrower Information (if applicable)

First Name ______________________ M.I. _______ Last Name __________________________________
Social Security Number ___________________________ Date of Birth (mm/dd/yyyy) __/__/____
Street Address ____
City/State ____ Zip _________________________
Home Phone ______________________________________ Cell Phone _____________________________
Email Address _________________________________ Best Time to Call __________________________

Loan Information

Amount you'd like to spend per month on housing payment $_________________________________
Amount available for down payment or closing costs $ ____________________________________

Do you authorize us (Embrace Home Loans, Inc.) to obtain credit reports for you and your co-borrower (if applicable) in order to pre-qualify you for a loan? If so, please include social security number and date of birth for each borrower listed above in the application.

Borrower

yes _______ no _______

Co-Borrower

yes _______ no _______

Borrower Signature ____ Date ______________
Co-Borrower Signature ____ Date ______________

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