



Buyer Homework Checklist

How to Prepare for a Smooth Home Purchase

Even a modest improvement in your credit profile can significantly increase your loan options and affordability.



Financial Preparation

- ✓ Maintain consistent income and employment
- ✓ Avoid opening new credit accounts
- ✓ Avoid large cash deposits without documentation
- ✓ Build reserves for closing and emergency cushion
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Stability matters more than perfection.



Documentation Readiness

- ✓ Last 2 years of tax returns (if self-employed)
- ✓ Last 2 years of W-2s
- ✓ Most recent 30 days of pay stubs
- ✓ Last 2 months of bank statements
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- ✓ Most recent 30 days of pay stubs
- ✓ Last 2 months of bank statements
- ✓ Photo ID
- ✓ Explanation letters if applicable (job gaps, credit events, etc.)



Market Preparation

- ✓ Define must-haves vs nice-to-haves
- ✓ Identify preferred neighborhoods
- ✓ Understand commute and lifestyle needs
- ✓ Discuss timeline expectations



Strategic Preparation

- ✓ Understand Due Diligence (NC)
- ✓ Discuss Earnest Money strategy
- ✓ Define monthly payment comfort range
- ✓ Determine risk tolerance



Mindset Preparation

- ✓ Homes are rarely perfect
- ✓ Inspection reports are informational tools
- ✓ Market conditions influence strategy
- ✓ Decisions should be data-informed, not emotional

Make sure to always be communicating with your REALTOR®. Communication is Key!

Preparation reduces stress, strengthens your offer, and accelerates your path to closing.