

THE LOAN APPROVAL PROCESS

We make securing a home loan approval an easy, step-by-step process from start to finish. Our loan process has four primary steps:

1. Preliminary Qualification and Analysis
2. Preliminary Approval
3. Loan Documents and Approval Process
4. Closing

1. Preliminary Qualification and Analysis

The loan process begins by collecting information about you and your financial situation. This will determine which loan options are available and identify which loan option is the best for you.

2. Preliminary Approval

After determining the preferred loan option, your electronic file will be submitted to the appropriate automated underwriting engine for approval (Fannie Mae / Freddie Mac / FHA / VA). This step ensures that your mortgage approval conforms to the proper loan program guidelines.

3. Loan Documents and Approval Process

The next stages in the loan process occur once you have found a home on a purchase or nearly immediately on a refinance. Our automated process guides your loan through the following checkpoints in order to smoothly reach closing:

- Signed Loan Application Documents (includes Intent to Proceed, Good-Faith-Estimate, Truth-In-Lending & additional disclosures)
- Appraisal and Title Verification
- Loan Processing
- Underwriting
- Interest Rate Lock (Updated Good-Faith-Estimate and Truth-In-Lending disclosure)
- Conditional Approval
- Clear-to-Close (Mortgage Commitment Letter)

4. Closing

Congratulations, by this point the loose ends are all tied down and you are ready to cross the finish line. Your final mortgage documents have been prepared and sent where they need to be along with the monies for your loan funding. On the closing day, you'll sign all final closing papers at a title company for a new purchase or we'll send a notary to your home or office for most refinances. It was a pleasure helping you with your home loan, thank you for your business!



Bill Katsoolias

Loan Originator
NMLS# 755858

600 Hart Rd. Ste. 130
Barrington, IL 60010

Direct: 224.770.2021

Cell: 847.456.9923
Fax: 847.620.2569

BKatsoolias@WintrustMortgage.com
www.billsloans.com

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