

Under Contract: Do's & Don'ts

Your loan isn't done until the keys are in your hand. Here's how to keep it on track.



✓ Do

- ✓ Send documents the same day**
Quick answers keep underwriting moving and your closing date on track.
- ✓ Pay every bill on time**
On-time payments protect your credit and your approval, right through closing.
- ✓ Keep your job and income steady**
Tell your loan officer right away about any change at work.
- ✓ Keep your funds in place**
Leave your down payment and closing money in your documented accounts, and save every statement.
- ✓ Lock in homeowners insurance early**
Your lender needs proof of coverage before closing, so start shopping now.
- ✓ Meet your contract deadlines**
Inspection, earnest money, and appraisal access all have dates. Stay in touch with your agent.
- ✓ Review your Closing Disclosure**
You should receive it at least 3 business days before closing. Compare it to your Loan Estimate.
- ✓ Ask questions early**
Unsure about a number or a form? We'd rather explain it now than fix it later.

✗ Don't

- ✗ Open new credit or finance big purchases**
Cars, furniture, and appliances on credit can change your debts, and lenders may re-check your credit before closing.
- ✗ Change jobs or how you're paid**
Switching jobs, or moving from salary to commission or self-employment, can affect your approval. Talk to us first.
- ✗ Move money around or make large deposits**
Large or unexplained deposits must be documented and can slow things down.
- ✗ Co-sign for anyone**
Someone else's loan becomes your debt on paper.
- ✗ Close accounts or pay off debts without asking**
It can change your credit score and your numbers in ways you might not expect.
- ✗ Wire money without verifying**
Scammers target homebuyers. Confirm wire instructions by phone, using a number you already trust.
- ✗ Ignore calls, emails, or requests**
Your lender, agent, and title company are all working against the same deadlines.
- ✗ Skip the inspection or final walk-through**
These are your chance to catch problems before the house is yours.

Questions while you're under contract?

Talk to your Sullivan Home Loans loan officer before making any financial change.

sullivanhomeloans.com

 **463-271-2444**

For general education only. Requirements vary by lender, loan program, and purchase contract. Always follow your signed purchase agreement and your loan officer's guidance.