



Dear Client,

If you recently entered in to contract with builder and if builder have asked a commitment letter to you/lender, we would like to provide some info on what is commitment letter.

Commitment letter is the document bank provides after underwriting loan. This document will provide information to interested party showing client is fully eligible for mortgage.

Here are some FAQ's regarding the same.

1. Do I need to do full application and provide all documents?

Yes. It will be like you are applying for a mortgage even if closing date is months out. All documents will be required along with loan application.

2. Will you pull credit. Will it be hard hit?

Yes. We will have to pull credit. Yes. It will be hard hit on credit. We will not charge you for credit report.

3. What will be rate?

Rate will be from the date of disclosures. But it will not have lock. Means we will revisit rate when you are in 45 days' time period from closing.

4. Do I need to Esign all documents even if I am not taking loan right now?

Yes. You will still need to Esign and acknowledge all documents.

5. What if my income changes before closing of this home?

You will need to keep me posted in case of any income change or job change. Please consult loan.

6. Can I add remove borrower before closing?

Yes you can do as needed.

7. Do I need to order appraisal?

In most cases No. If builder ask to order an appraisal, then we will need to order and you will have to pay using credit card for appraisal as its third-party fee.

8. How many days it takes to get commitment from bank?

Usually, it takes 3 to 4 business days after initial submission.

9. Do Need to show all cash to close at this moment?

No, you don't need to have all funds for commitment. Bank will show condition for short cash to close funds if bank account do not show enough funds. You can arrange funds before actual closing date.

