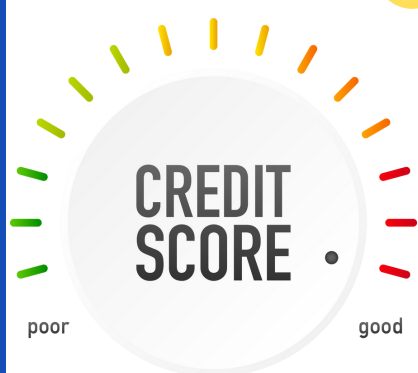


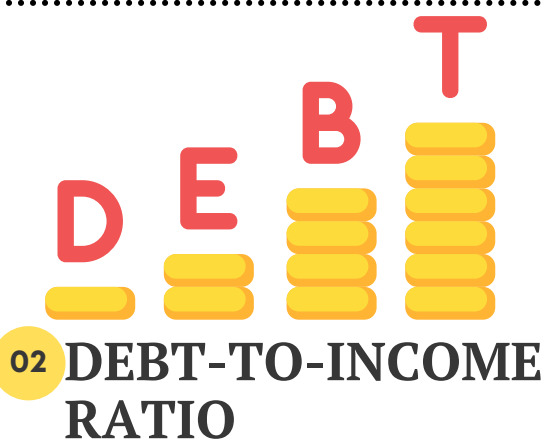


Factors that can affect the Pre-Approval process when you are buying a house on Cape Cod.

01 CREDIT SCORE



Your credit score is one of the most important factors that lenders consider when determining whether to approve you for a mortgage. A higher credit score can increase your chances of getting approved, while a lower credit score may make it more difficult.



02 DEBT-TO-INCOME RATIO

This is the amount of debt that you have compared to your income. Lenders want to ensure that you can afford the mortgage payments, so they will consider your debt-to-income ratio when evaluating your application.



03 EMPLOYMENT & INCOME

The type of employment you have and your income history are used to determine the price range of homes that you can afford. Lenders will want to verify that you have a stable job and income, so they may ask for proof of employment and recent pay stubs.

04 DOWN PAYMENT

The amount of money that you are able to put down as a down payment can affect your pre-approval. A larger down payment may improve your chances of getting approved, while a smaller down payment may make it more difficult.



05 ASSETS



Before issuing a mortgage preapproval, your lender will require you to provide documentation of the source of the funds for closing, typically in the form of asset statements. Lenders may consider any assets that you have, such as savings accounts or investment accounts, when evaluating your application.