



WE ARE YOUR REAL ESTATE CONSULTANT, EDUCATOR AND PARTNER

FINANCING GUIDE

Purchasing a property is an emotional and financial decision that involves careful planning and the support of a team of experienced professionals (realtors, lenders, lawyers, etc.) who will guide you through this life-changing decision.

Prior to looking at properties, you should be aware of the requirements for a non-cash purchase in order to finance a mortgage. The following is a list of the documents and information that may be requested of you when dealing with banks or brokers and beginning the loan or mortgage process:

- **Personal Income:** all borrowers' incomes (including sources of income) as well as an employment verification letter and tax returns from the previous two years. If selfemployed, you must provide a letter from your CPA or attorney verifying proof of income.
- **Personal Assets:** including any type of stock, real estate properties, checking and/or savings accounts, retirement plans, 401K, and liquid or non-liquid assets.
- **Debts or Obligations:** information regarding any outstanding debts or financial obligations you may currently have.
- **Credit References:** information on past loans or debt including credit references.
- **Cash Reserve:** for loans less than \$650,000, you should have a reserve of at least six months' worth of mortgage payments.

Park Lane Realty is committed to guiding you through every step of your purchasing process, providing you the best service available and always having your best interest as our top priority.



AT PARK LANE REALTY, WE TAKE PRIDE IN GUIDING OUR CLIENTS THROUGH ALL OF THEIR REAL ESTATE TRANSACTIONS, FROM BEGINNING TO END, AND PROVIDING THEM THE BEST POSSIBLE EXPERIENCE.

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