

your road home

— chfa homeownership eNews



glossary

Underwriting

The process used to determine loan approval. It involves evaluating the property, and borrower's credit and ability to pay the mortgage.

Source: Federal Trade Commission



did you know?

Price and layout

Homebuyers say price and layout are two of the most important decision factors.

Source: Lombardo Homes Homebuying Must-Haves Survey



interactive intersection

How much might I afford?

Use [CHFA's mortgage calculators](#) as a tool to determine what might be right for you.

buying your home: an overview of the process

The home purchase process can be both exciting and stressful. It's a journey filled with important steps and decisions to make, and a great deal of communication between you and everyone involved. From start to finish, it may take a while so prepare to be patient, especially during ups and downs.

To give you a glimpse of the road ahead, here's a general list of some steps and suggestions to consider in the homebuying process:

Prepare financially.

- Take a homebuyer education class.
- Put unnecessary spending on hold and take time to review your budget, financials, and credit.

Work with a lender.

- Interview at least three lenders before selecting one.
- Discuss available loan program options, apply, and determine what you may qualify for.

Work with a real estate professional.

- Interview at least three real estate agents before selecting one.
- Discuss wants versus needs and start house shopping.

Make an offer.

- Sign a purchase contract. When you are ready to purchase a home, your real estate agent will work with you to prepare a purchase contract to present to the seller. Carefully review, understand, and agree with the contract terms before signing.

Consider seeking legal counsel if you have questions about the purchase contract or any related documents to help ensure you fully understand their terms and legal impacts.

- Make an earnest money deposit. Earnest money is a deposit a buyer pays to show good faith on a signed purchase contract to buy a home. The deposit is generally held in escrow by a third party like a real estate agent or title company.

Lock in the interest rate.

- Contact your lender to discuss securing your interest rate. Locking in an interest rate helps ensure you are no longer subject to rate increases for the duration of the rate lock period chosen by you and your lender.

Inspection

- Consider hiring a professional home inspector to inspect the property for any defects or problems to be addressed.

Appraisal

- Your lender will order an appraisal to verify the current market supports the agreed-upon purchase price. You are typically responsible for the cost of the appraisal.

Shop for homeowners insurance.

- Homeowners (or hazard) insurance is generally required by your mortgage lender to insure the home against losses and/or damages to your property if something unexpected happens such as a fire or weather-related event.

Title Commitment and Homeowner's Association (HOA) reviews

- Review and ask any questions you may have regarding your title commitment, and HOA governing documents, if applicable. A title commitment provided by the title insurer discloses to all parties connected with a particular real estate transaction all the liens, defects, and burdens and obligations that may affect the subject property.

Loan commitment

- Your lender may provide you with a loan commitment once all the lender's requirements for its issuance have been met.

Prepare for closing

- Work with your lender, real estate agent, and title company to prepare for closing. This includes obtaining instructions from your lender, real estate agent, or title company regarding any payment that may be required from you at closing.
- Consider seeking legal counsel if you have questions about documents to help ensure you fully understand their terms and legal impacts prior to signing.
- Once you've reviewed, understand, and agree with all the closing document terms, sign all the final paperwork and get your keys!

This list is intended to be an approximate, high-level summary of some steps and considerations in the homebuying process and may differ depending on individual circumstances. Work with your lender and real estate agent closely throughout the process for complete details and requirements—and be sure to ask questions at any time.

chfa supports home builders foundation blitz build

Home Builders Foundation (HBF) recently held its 10th Annual Blitz Build. This event provides volunteers an opportunity to build residential wheelchair ramps for homeowners living with disabilities. This year's Blitz Build served 15 clients. CHFA supported the event with a \$5,000 Corporate Giving sponsorship.

Watch inspiring news coverage featuring clients, [Hatim](#) and [Chris](#), whose lives have been impacted thanks to the HBF Blitz Build.



Colorado Housing and Finance Authority

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