FAQ – The Mortgage Application Process

What does First National Bank consider when reviewing my loan application?
There are several factors that are considered including:

- Employment history and income
- Assets
- Credit history
- Value of the home

Which mortgage is right for me?
First National Bank offers several types of loan programs to meet your specific needs including:

- Fixed Rate Mortgage – The interest rate and monthly payment will remain the same throughout the life of the loan.
- Adjustable Rate Mortgage – The interest rate and monthly payment will fluctuate over the life of the loan.
- FHA Mortgage – The loan is insured by the Federal Housing Authority (FHA) and allows you to purchase a home with a down payment as low as 3.5% of the purchase price.
- Family Home Ownership Program – First National Bank's low to moderate income financing option. This program offers up to 100% financing is some situations.
- Coming Soon – VA Mortgage. The VA loan program is available to military personnel – past and present. The program allows you to purchase a home with little to no down payment.

What documentation will I need to provide in order to get my loan approved?
Make sure to have the following documentation available at the time of loan application. Your financial situation is unique and there may be additional documentation required to process your loan. Your loan officer or loan specialist will advise you of all required items.
To process your mortgage application, you will need to provide copies of the following:

- Most recent pay stub(s) covering a 30-day period for each borrower , from all employment sources
- Most recent two years W-2's and/or 1099's for each borrower
- Most recent two years Federal tax returns for each borrower (all schedules must be attached)
- Two months of most current and consecutive bank/investment/retirement statements on all accounts
- Complete divorce decree/separation agreement/child support court documents (if applicable)
- Fully executed Sales Agreement and/or Construction Contract

What is the next step after I meet a loan officer for the loan application appointment?
Once you have sent in all requested documentation we will begin processing your loan and preparing it for submission to underwriting. You will be contacted by your loan officer once your loan is approved or if we need additional information.

How can I check the status of my loan?
You can check the status of your loan at any time by contacting your loan officer

What should I do if I want to purchase/finance a new car or new furniture before I go to settlement?
Talk to your loan officer before making any large purchases (even if it's 0% financing for a period of time). The monthly payments on any new debt may affect your debt ratios for your new home loan.

What should I do if I want to change jobs before I go to settlement?
Talk to your loan officer if you are thinking about changing jobs prior to settlement. This could adversely affect your loan approval.

What information will be updated before I go to settlement?
We will update and review your credit report 24 hours prior to closing; and we will contact your employer within 10 days of closing.

What happens at settlement?
Once the settlement agent is satisfied that there are no unaddressed property and title issues, they will submit tax and insurance escrow information to the bank. First National Bank will then prepare all of the legal paperwork needed to close your loan. The HUD Settlement Statement is prepared by the settlement agent and after careful review it will be made available to you at least 24 hours prior to settlement. The settlement agent will contact you to let you know if you need to bring funds to the closing to complete the transaction.