

# The Trident Mortgage Process

## Mortgage Consultant will:

- Discuss qualifying, monthly payments, and cash needed for closing
- Gather your vital (i.e. Social Security Number, Date of Birth) and financial information and pull your credit report
- Explain various loan programs available and quote interest rates
- Prepare options to ensure you choose the best rate/closing cost combination and provide a prequalification letter for your offer
- Find out what is important to you.
- Work with your Realtor from home search through closing.

## Underwriter will:

- Evaluate loan application and supporting documentation for eligibility and approval.

## Processor will:

- Guide your loan, once approved, through to Closing. They may ask for additional documentation to satisfy underwriting requirements.

## Home Buyer/Borrower will:

- Provide honest and accurate information
- Provide all documentation required in a timely fashion.
- Make formal mortgage application within 7 days of accepted offer.
- Schedule & complete inspections elected in Agreement of Sale within contracted timeframe.
- Get Homeowner's Insurance quote. Finalize policy no later than 2 to 3 weeks prior to closing.
- Be available to review your situation and answer any questions.
- Arrange for wire transfer or get certified check from bank within 24 to 48 hours of closing.

## Preparing for Settlement:

- Once final approval is given, the loan is sent to the title company/closing attorney who schedules closing and reviews funds needed for settlement.



## COMMUNICATION is key to a successful transaction!

We will keep you informed of the progress of your loan throughout the process.

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Speak with Mortgage Consultant  
Get Prequalified

Document Collection

Find your home  
Negotiate offer

Formal Mortgage Application  
Meet with Mortgage Consultant

*Upon application we will order the appraisal & title work*

Underwriter Review and  
Approval Determination

Loan Sent to Processor

Loan Prepared for Settlement

CLOSING



Trident Mortgage Company, LP is licensed by the Pennsylvania Department of Banking and Securities as a Mortgage Lender. Licensed by the New Jersey Department of Banking and Insurance as a Licensed Lender. Licensed by the Office of the Delaware State Bank Commissioner as a Licensed Lender. Licensed by the Maryland Department of Labor, Licensing & Regulation as a Maryland Mortgage Lender. All loans subject to credit approval. Trident Mortgage Company, LP NMLS ID: 111942



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