

Published based on [How to Get a Home Loan in 4 Steps](#)

How to Get a Home Loan in 4 Steps

So, a new home purchase is in your future. Finding the house of your dreams and wanting to put an offer on it is probably something you've already thought of then. Sellers take most seriously the offers they receive from buyers with approved financing, if you're not paying with cash up-front. Being able to show proof that you've been approved for a home loan is what this means. If you want the house you've been eyeing, it's time to get to work. Here are 4 basic steps to getting a home loan.

First, you need to find a lender. This may sound simple, but quite a bit of research will be involved in this step. If you know friends, family, or even co-workers who have already gone through the process, consider asking them for a referral. If you know no one, ask a local real estate agent. You can even search the internet.

So you know how much you'll have available to buy a home with, fill out a loan application for a few lenders and obtain an approval amount. Make sure you also ask for documentation of closing costs estimates, as well as any additional lending fees you might be subject to. State laws may differ, but most do require lenders to provide you with this kind of documentation. You should always compare the documentation you've been given with all other lending institution estimates you applied for as well. The lowest possible fees will likely be secondary to picking the best possible loan terms for you, but if you do it the way described above, you just might get both.

Third, negotiate the fees. If you prefer one lender over another, but that lender has given you a higher estimate of fees, try to negotiate them down based on the other lender offers. It might not always work, but in some instances it will. Since you'll be paying back this home mortgage for years to come, you'll want to get the best possible deal on it in the beginning.

Lastly, provide the required documentation and pay the any up-front fees the lender plans to charge. Once your documentation has been processed, you'll receive notification of your ultimate approval or rejection. It's at this point that you can either go through with the home buying process on a house you've already made an offer on or else go ahead with making an offer in the first place. Either way, congratulations. You're well on your way to home ownership!

Find [Boulder Colorado real estate](#) by searching the MLS data using our real estate site. Maybe you are looking for [real estate in Lafayette Colorado](#)? This helpful web site makes searching easy for any city in Colorado.