



Home Financing Kit

Preparing for the Purchase of Your New Home



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We look forward to serving your home financing needs, both now and in the future.



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WHEN YOU THINK MORTGAGE; THINKJANDJ.COM



J&J Coastal Lending is the dba for Omni-Fund, Inc. located at 214 5th Street, Suite 205, Huntington Beach, CA 92648. NMLS #1318646. Licensed by the California Bureau of Real Estate #01430833. Corporate NMLS #4869

Getting Started



Thank you for considering J&J Coastal Lending.

“We aspire to be the most recommended mortgage company in the country. Our mission is to provide outstanding service through advice and education, and as a result, fulfill each customer’s dreams while building relationships for life.”

Three Ways for You to Apply for a Loan



For your convenience, we offer Four different ways to complete your mortgage application. This process is the first step in getting positioned to finance your new home.

Fax “Mini” Application

Within this home financing kit is a “Mini” application for your use. All applications will be reviewed within 24 hours. Completed applications should be faxed to our secure e-fax line (866-455-2187).

E-mail Us

We are always available by e-mail (JAS@ThinkJohnAJr.com). If you have any questions prior to applying, this is the fastest way to communicate with us outside of calling us directly. You can also scan and email the “Mini” application for an immediate response.

Telephone

Call to schedule a face-to-face meeting -or- apply by phone at 949-478-3863. A phone application generally takes 15 minutes for us to obtain the necessary information needed to determine your qualifications for the purchase of your new home.

Online

Visit www.ThinkJandJ.com/Contact. Once there you will see a “CLICK HERE TO APPLY ONLINE” link in Yellow. Complete all the required fields and provide any additional information you think is important in the “Comments” section at the bottom. Within 24 hours from receipt of your information a member of our team will be in contact.

Mini Pre-App



PURCHASE PRICE: _____ DOWN PAYMENT: _____ LOAN TYPE: _____

BORROWERS FULL NAME: _____

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

PHONE: _____ EMAIL ADDRESS: _____

HOME ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

How long at this address? _____ Own: _____ Rent: _____ Present Housing Payment: _____

IF OWN: Est. Value of Home: _____ Planning to: Sell / Rental Income: _____

CURRENT EMPLOYER: _____

WORK PHONE: _____ How long with employer? _____

INCOME: SALARY \$ _____ COMMISSION \$ _____ BONUS \$ _____

(If current employment is less than 2 years) PREVIOUS EMPLOYER: _____

PREVIOUS WORK PHONE: _____ How long with employer? _____

ASSETS: Checking at _____ Balance _____ Savings at _____ Balance _____

Other account at _____ Balance _____ Retirement at _____ Balance _____

CO-BORROWERS FULL NAME: _____

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

CELL PHONE: _____ HOME PHONE: _____

HOME ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

How long at this address? _____ Own: _____ Rent: _____ Present Housing Payment: _____

Mortgage Company: _____ Current Value of Home: _____

CURRENT EMPLOYER: _____

WORK PHONE: _____ How long with employer? _____

INCOME: SALARY \$ _____ COMMISSION \$ _____ BONUS \$ _____

(If current employment is less than 2 years) PREVIOUS EMPLOYER: _____

PREVIOUS WORK PHONE: _____ How long with employer? _____

ASSETS: Checking at _____ Balance _____ Savings at _____ Balance _____

Undersigned authorizes a credit check by J&J Coastal Lending dba for Omni-Fund, Inc., which will appear as a credit inquiry from "MFI".

I/we hereby grant permission for J&J Coastal Lending dba for Omni-Fund, Inc. to obtain my/our credit report. I/we understand that an approval is subject to normal credit investigation and that a consumer credit report may be requested from one or more consumer reporting agencies. I/we understand that this is a request for information only and is not an application for a loan. Additional information will be required of me/us at such time as I/we decide to apply for a loan. Credit is subject to approval.

Borrower Signature _____ Date _____

Co-Borrower Signature _____ Date _____

Fax to 866-455-2187 or
Email: JAS@ThinkJohnAJr.com

Documentation We Need To Review



The documents listed below generally represent 95% of what we will need to process, underwrite and close your loan. As we move through the loan process there may be additional information that we will request. The more thorough we compile your credit package in the beginning, the faster we will be able to move through the loan process.

Below are the most commonly used documents for the approval process. Please supply all those which apply to your profile:

- Social Security, Disability and/ or VA Awards Letter for the current year
- DD-214 (if you are a retired Veteran)
- Driver License (must be legible and not expired)
- Most recent 2 years signed Federal tax returns with all schedules and pages
- Most recent 2 years W2 statements
- Most recent 2 months statements for all Bank, Investment and Retirement accounts (quarterly statements if applicable). Please include ALL pages of each statement, even if blank. Make sure account numbers and names are on all statements.
- Pay-stubs for current employment covering most recent 30 days (if applicable)
- Mortgage & Homeowners insurance statement for each property you currently own (disregard if you don't own any properties)

Self-Employed Borrowers should also include:

- 1099 (if self-employed contractor, most recent 2 years)
- Business Federal returns with all schedules and pages (most recent 2 years)
- K1's (most recent 2 years)

If you have questions regarding the documentation, please contact us at 949-478-3863.

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The Loan Process



The Application

The application is the true start of the loan process. With the aid of a mortgage professional, the borrower completes an application and provides all required documentation.

Pre-Approval

Pre-qualification starts the loan process. Once we have gathered all the information about a borrower's income, assets and debts, a determination can be made as to how much the borrower can pay for a house. In attempting to approve home buyers for the type loan and amount of mortgage they want, mortgage companies look at two key factors: the borrower's ability to repay the loan and the borrower's willingness to repay the loan. Each applicant is handled based off their own qualifications. So even if you come up a little short in one area, your stronger points could make up for the weak one.

Credit Reports

The majority of people applying for a home mortgage need not worry about the effects of their credit history during the mortgage process. However, you can be better prepared if you work with your trusted mortgage professional to obtain a copy of your Credit Report in advance. Knowledgeable mortgage professionals know there can be legitimate reasons for credit problems, such as unemployment, illness or other financial difficulties. If you had problems that need to be corrected (reestablishment of credit) your mortgage professional can provide the guidance necessary to achieve the maximum improvement.

Processing

Once the application has been submitted, the processing of the mortgage begins. The Processor orders the Appraisal and Title Report. The information on the application, such as bank deposits, employment and payment histories are then verified. Any derogatory credit items may require a written explanation. The Processor examines the Appraisal and Title Report, checking for property issues that may require further investigation.

Underwriting

Once the Processor and your mortgage professional have put together a complete package with all verifications and documentation, the file is sent to the Underwriter. The Underwriter is responsible for determining whether the package is deemed an acceptable loan and issues the loan approval. After the point of loan approval, the borrower may be contacted to supply more information and/or documentation to issue a final loan commitment. It will take one to three days to review your complete loan package. Once the loan is deemed acceptable, the Underwriter clears the loan for closing.

Closing

Once the loan has been fully approved and is cleared for closing, the file is transferred to the closing and funding department. The funding department notifies the escrow company the loan has been cleared-to-close and verifies all closing fees. The escrow agent then schedules a time for the borrower to sign the loan documentation. At the closing the borrower should:

- Bring two (2) forms of valid, state issued identification.
- Bring a cashier's check or wire funds for your down payment and closing costs if required.
- Review the final loan documents. Make sure that the interest rate and loan terms are what you agreed upon. Also, verify that the names and address on the loan documents are accurate.

Questions

There are many questions throughout the process and our goal is to ensure that we answer every one in a timely manner. Do not ever hesitate to reach out to your mortgage professional with any questions or concerns.

Do's and Don'ts



Do's and Don'ts When Applying for a Mortgage

While you are considering the purchase of a new home you should not do anything that will have an adverse effect on your credit or qualifications, from this point through to the final closing.

Do...

- Continue making your mortgage or rent payments on-time
- Stay current on all existing accounts
- Keep working at your current employer
- Keep your same insurance company
- Continue living at your current residence
- Continue to use your credit as normal
- Call us if you have any questions, as we are always here to help and just a phone call away

Don't...

- Make a major purchase (car, boat, etc.)
- Apply for new credit (even if you seem "pre-approved")
- Open a new credit card
- Transfer any balances from one account to another
- Pay off charge offs or collections without a discussion with us first
- Buy any furniture
- Close any credit card accounts
- Change bank accounts
- Max out or over charge on your credit card accounts or consolidate credit card debt
- Take out a new loan
- Start any home improvement projects
- Finance any elective medical procedure
- Pay off any loans or credit cards without discussing it with us

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Who We Are



Partners for the Path Ahead

Founded in 2004, J&J Coastal Lending is one of the nation's largest privately held, non-bank, direct mortgage leaders and loan broker. Mortgages are our sole focus. Our team's experience and expertise enable us to make the mortgage process faster, easier and more understandable for our customers. We offer the flexibility and personal approach of a small business combined with the security of a large, financially stable institution. Our uncompromising integrity leads us to exceed customers' expectations in all we do, including providing an honest response that is the fastest in the industry. J&J Coastal Lending is also known for delivering the industry's best customer experience because we concentrate on ensuring a positive experience instead of merely completing a transaction.

What We Do

As an independent mortgage lender and loan broker working directly with Fannie Mae, Freddie Mac, GNMA (FHA/ VA) and offering Jumbo securities; J&J Coastal Lending offers a wide selection of loan programs giving us a major competitive advantage in product diversification and interest rate options, while allowing us to provide you with the perfect mortgage solution for your specific needs.

Our Corporate Principles

We will always...

- Have an uncompromising determination to be guided by integrity and by what serves our customers best.
- Strive to exceed our customers' expectations.
- Have the uncompromising conviction that our associates are our most important asset.
- Ensure an entrepreneurial environment that will create solutions for new and existing challenges.
- Invest in the most innovative technology to enhance every associate's ability to perform most efficiently and with a competitive advantage.
- Remember that our reputation is as valuable as our customer relationships.



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