

Pike Creek Mortgage Services, Inc. is a licensed mortgage lender with the Delaware State Banking Commissioner and the Pennsylvania Department of Banking. In addition, we are licensed in Maryland, New Jersey and Florida.

You will find that Pike Creek Mortgage provides prompt service in a professional and efficient manner. We offer programs to meet every credit situation. Pike Creek Mortgage is conveniently located in Newark, Delaware.

Utilizing the most efficient technology available enables us to ensure that the mortgage process starts as easy as it will end. We provide personal services and products that surpass any bank or lending institution.

Ryland Homes has a business relationship with Pike Creek Mortgage Services ("PCM") which involves assisting PCM in marketing its mortgage loan products and services for which it may receive compensation from PCM. Ryland Homes has no direct or beneficial ownership interest in PCM and its business relationship is in no way conditioned or contingent upon your use of PCM for mortgage financing.



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RYLAND HOMES®

PROUDLY PARTNERS WITH

PIKE CREEK MORTGAGE SERVICES, INC.

Pre-Qualifying Steps

GETTING STARTED!

1. Buying a home is a big responsibility so knowing your situation is crucial when getting approved. Recall your previous 2 years of addresses and employers, and remember that banks need to know where you were the last 2 years and how they can verify your past.
2. Collect the correct documents. Your loan is based off of your credit, income and assets so make sure you have your information ready!
3. Call Pike Creek Mortgage and talk to Janie and Mike about a comfortable payment and a loan that best suits your situation. You will know what you qualify for in just a few moments.
4. Set up a meeting to go over all of the documents and figures for your new home. Knowing what's expected of you is essential and very helpful at the time of closing.

Janie Yatsko and Mike Doherty

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Janie 302.355.2240

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Document Checklist

If there is any reason you cannot provide this documentation or you have any questions please feel free to give us a call!

EMPLOYED

- 2 current paystubs, which must include at least one full months pay, year-to-date information, bonus and/or overtime (if applicable).
- W-2 forms and full tax returns for the most recent two years.

SELF EMPLOYED

- Business Licenses for the last 2 years and current year.
- Two most recent signed personal tax returns.

RETIRED

- An award letter for Pension.
- Letter from Social Security showing monthly amount and bank statement showing direct deposits.

ASSET VERIFICATION

- 2 most recent complete statements of bank or retirement accounts verifying down payment and reserves. If account reports quarterly, then the quarterly statements are needed. (401K, 403B, IRA).
- If selling current home, sales contract of home being sold.
- Cancelled checks for any earnest money deposit as you get them.

INSURANCE

- Please begin to think about what homeowner's insurance company you would like to use.

Credit Do's and Don'ts

1. **DON'T** buy a new vehicle or apply for new credit of any kind.
2. **DON'T** lie about anything. Be honest with your loan officer, they're on your side!
3. **DON'T** close credit card accounts. This will appear to the FICO that your debt ratio has gone up.
4. **DON'T** max out or over charge on your credit card accounts, nor consolidate your debt onto 1 or 2 cards.
5. **DON'T** do anything that will cause a red flag to be raised by the scoring system. This includes adding new accounts, co-signing on a loan, changing your name or address with the bureaus, etc.
6. **DON'T** quit your job.
7. **DO** stay current on existing accounts.
8. **DO** save all paperwork to document any large deposits in your bank accounts.
9. **DO** continue to use your credit as normal.
10. **DO** call us in regards to any questions. Your loan officer will know best as to whether your actions will affect your approval.

