

Short-Close Timeline Outline

Borrower Responsibilities

1. Fill Out Loan Application
2. Fill Out Repair Estimate Sheet
3. Take Photos/Videos of Property
4. Sign Loan Commitment
5. Provide Evidence of Insurance
6. Sign Closing Documents

If items 1-3 are incomplete or missing, the loan is on hold and the timeline is paused until they are received.

We **cannot** order the evaluation without photos/videos and a repair estimate sheet.

1. Review Loan Application
2. Review Repair Estimate Form
3. Review Photos/Videos
4. Preliminary Loan Commitment Generated
5. Evaluation Requested

9. Loan Commitment Signed by Borrower

10. Lender's Title Order Submitted
11. Insurance Details Sent to Borrower
12. Loan Tracker Sent to Borrower
13. Draft Closing Documents

18. Closing Docs Signed by Borrower

19. Closing Funds Disbursed
20. Happy Borrower!

Loan Application Received

Review Day 1

Underwrite Day 3

Insure Day 4

Finalize Day 5

Close Day 6

6. Evaluation Received
7. Numbers Finalized
8. Final Loan Commitment Sent for Signature

14. Evidence of Insurance Received from Borrower

15. Balance Closing Numbers with Title
16. Release Loan Documents to Title
17. Set Up Wire

If there is a delay in the Loan Commitment being signed by the borrower, this timeline is paused until signed.

We **cannot** order the title without the signed Loan Commitment.