

DO'S

Do Stay Current on Existing Accounts

Like your mortgage and car payments, one 30-day late notice will cost you.

Do Keep All Documents

Keep all documentation on any deposits made into your account. Keep copies of earnest money deposits.

Do Continue to Use Your Credit as Normal

Red flags are raised easily with the credit scoring system. If it appears that you are changing your pattern, it will raise a red flag and your score will go down.

Do Keep Your Originals

Please send us updated pay stubs and bank statements if our current copies are over 30 days old prior to closing.

Do Provide Documentation for the Sale of Your Current Home

We will need a copy of your sales contract and closing statement (aka HUD-1 settlement statement/ Closing Disclosure) and documentation of your proceeds.

Do Contact Us if Your Employment or Marital Status Changes

If you change employment, get a raise or have a leave of absence, we need to know. **If you get married, notify us.**

DON'TS

Don't Apply for New Credit of Any Kind

If you do, that company will pull your credit report and this can have an adverse effect on your credit score. Likewise, don't establish new lines of credit for furniture, appliances, computers, etc.

Don't Pay Off Collections of Charge Offs

Unless you are specifically asked to in order to secure your new loan. Generally, paying off old collections causes a drop in your credit score.

Don't Close Credit Card Accounts

If you close accounts, it can affect your ratio of debt to available credit, which has a substantial impact on your credit score.

Don't Make Any Adjustments or Transfers in Your Assets

Don't change investments, close accounts, open new accounts or substantially change your asset picture without contacting us first.

Don't Make Large Unexplainable Deposits into Bank Accounts

Any non-payroll deposits will need to be explained and documented for underwriting. Cash deposits cannot be used.

Don't Make Changes to Your Employment

Employment stability is a big factor in the underwriting process. Quitting or changing jobs can endanger your loan approval.



THE POWER OF YES 855-710-7100 | sales@admortgage.com | admortgage.com

A&D Mortgage LLC is an Equal Housing Lender. NMLS ID #958660. 899 W Cypress Creek Rd, Fort Lauderdale, FL 33309 1-855-ADLOANS (1-855-235-6267). A&D Mortgage LLC is licensed by AL #23203 "Alabama Consumer Credit License", AZ #1006747 "Arizona Mortgage Banker License", AR #958660 "Arkansas Combination Mortgage Banker-Broker-Servicer License", CA #60D8053270 "Loans made or arranged pursuant to a California Financing Law license", CA #41DB0-58930 "Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act", CO "Mortgage Company Registration", CT #ML-958660 Mortgage Lender License, DC #MLB958660 "Mortgage Lender License", DE #037443 "Lender License", FL #MLD858 "Mortgage Lender Servicer License", GA "Mortgage Lender License/Registration #58815", IA #2023-0206 "Iowa Mortgage Banker License", ID #MBL-2080958660 "Mortgage Broker/Lender License", IL #MB-6761475 "Residential Mortgage License", IN #65611 "Mortgage Lending License", KS #MC.0026705 "Mortgage Company License", KY #MC794178 "Mortgage Company License", LA "Residential Mortgage Lending License", MD "Mortgage Lender License", ME "Supervised Lender License", MI #FR0023142 "1st Mortgage Broker/Lender/Servicer Registrant", MN #MN-MO-958660 "Residential Mortgage Originator License", MS #31342 "Mississippi Mortgage Lender License", MO "Mortgage Company License", MT "Mortgage Lender License", NE "Mortgage Banker License", NH #958660MB "Mortgage Banker License", NY #LMB109468 "Mortgage Banker License", NJ "Licensed by the NJ Department of Banking and Insurance: Residential Mortgage Lender License", NM "Mortgage Loan Company License", NV #5486 "Mortgage Company License", NC #L-186481 "Mortgage Lender License", ND #ML 104959+MS104960 "Residential Mortgage Lender and Loan Servicer", OH #RM.804825.000 "Residential Mortgage Lending Act Certificate of Registration", OK #ML016294 "Mortgage Lender License", OR "Mortgage Lending License", PA #54518 "Mortgage Lender License", PR #IH-260 "Mortgage Lender/Servicer (Concessionarios/ Administradores de Pretamos Hipotecarios)", RI #20224409LL "Lender License", SC-BFI #MLS-958660 "Mortgage Lender/Servicer License", SD #958660. ML "Mortgage Lender License", TN #215750 "Mortgage License", TX SML "Mortgage Banker Registration", UT-DFI Residential First Mortgage Notification, VA #MC-6653 "Broker License" and "Lender License", USVI "Mortgage Lender License", VT #LL-958660 "Vermont Lender License", WA #CL-958660 "Washington Consumer Loan Company License", WI #958660BA "Mortgage Banker License", WV #LO-958660 "West Virginia Mortgage Lender License", WY #4690 "Mortgage Lender/Broker License". (www.nmlsconsumeraccess.org). Loan approval and rates are dependent upon applicant's credit, collateral, financial history and program availability at time of origination. Programs and rates are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Copyright©2025. All Rights Reserved.