

## First Time Home Buyer

First Time Home Buyers - In every mortgage deal, there is the lender and the borrower. Mortgage transactions and deals can just be completed successfully when both parties have agreed to the deal. The mortgage broker has the demanding task to make sure that all of the steps necessary by both parties are completed properly. Mortgage brokers work for both the borrower and the lender.

When a mortgage broker is involved, there is typically 3 satisfied parties who make up the mortgage contract; the lender since they have given a loan which enhances their portfolio, the borrower since they have been given a loan that suits their needs and the broker who has satisfied both people and therefore earned their fee. An analysis of a mortgage brokers' capabilities within a standard lending transaction must clarify the positions of both borrowers and lenders while illustrating the range of services that the broker performs.

Mortgage brokering consists of many steps like acquiring, assisting in acquiring or trying to acquire a mortgage loan for a borrower from a mortgage lender. This happens in anticipation of consideration or in return of consideration.

### Other Mortgage Originators

When pursuing a mortgage, there are many avenues to explore. Like for example, financial institutions have mortgage representatives who have the main objective of developing alternatives and leads from their connections within the community. A part of these reps are commissioned or bonus based.

Previous clients and construction sites may be just a few of the various sources from which the people within the mortgage business come from. At times, financial institution branches can refer business to their mortgage representatives when customers could not visit the branch. These representatives would often visit clients at their home or at their office if this option is more convenient.

### Lender

Lenders or lending institutions are those who make funds available to borrowers. These lenders can be credit unions, life insurance companies, financial institutions such as mortgage or loan companies, trust companies, chartered banks, MICs or likewise known as mortgage investment companies, private individuals, or governments.

### Realtor

A realtor is an individual who is defined as being duly licensed by provincial statute. They, on behalf of another, for in expectation of a fee, a gain or a reward, indirectly or directly, from any person, in any manner, offers or attempts to acquire or dispose of real estate. The realtor is duly licensed to solicit houses for sale, is willing to work with potential buyers, has proper disclosure and market properties for sale.

Provincial laws govern the business of real estate. Most real estate agents will belong to some organizations, like for example: a provincial real estate association, the national CREA or likewise known as Canadian Real Estate Association, and local real estate boards. They strictly follow the code of ethics and corresponding guidelines set forth by each and every association.

### Property/Mechanical Inspector

The mechanical inspector, property inspector or home inspector are qualified to assess a home and property. They provide detailed written reports on things such as exterior structure, the interior structure, plumbing, electrical work, insulation, cooling and heating system and roof and structural stability among other things.

### Appraiser

To be able to determine the market value of a home, the real estate appraiser would evaluate a home and base their findings on the homes existing condition. They will likewise compare the selling price to other comparable homes within the area. The estimate of market value established by the appraiser helps the lender determine a loan amount that is reasonable for the mortgage.

### Lawyer

Lawyers are very important parts of any deal of real estate. They have the responsibility to perform duties like the following: Reviewing and assist with the Contract of Purchase of sale; Preparation and review of mortgage; Make sure that all closing documents have been properly completed, including the title search and the title insurance; Collect the transaction fees and disburse the funds to the appropriate parties; Explain all closing documents to the customers, record all documents with the appropriate local governments and obtain signatures. Finally, the lawyers prepare and present a final Statement of Adjustments.

### Mortgage Insurer

Within Canada, high-ratio, institutional mortgages, that are considered those representing more than 80% of the property value must be insured against default. As part of the borrowing method, the borrower will obtain and pay for the insurance which protects the lender against default.