THE COLORADO FIRST-TIME HOMEBUYER GUIDE

Your Next Chapter Starts Here.

DREAM IT. | PLAN IT. | OWN IT.

COLORADO LIVING A BRIGHTER TOMORROW.

REAL GUIDANCE
Every step of the way.

MORE OPTIONS
Solutions for your goals.

LOCAL EXPERTISE
We know Colorado.

A BRIGHTER FUTURE
For you and your family.

Colorado
LIFE LOOKS GOOD HERE.

A GUIDE TO BUYING YOUR FIRST HOME IN COLORADO

YOUR FIRST HOME STARTS HERE.

THE COLORADO FIRST-TIME HOMEBUYER GUIDE

Buying your first home is a big step — and you don't have to do it alone.

We're here to make the process simple, clear, and stress-free. From understanding your options to getting pre-approved and receiving the right mortgage, we'll guide you every step of the way so you can go from dreaming about homeownership to **holding the keys.**

Understand Your Buying Power

We'll help you determine what you can comfortably afford, explain your loan options, and answer all your questions in plain English.

Knowledge gives you confidence.

Get Pre-Approved

A pre-approval shows sellers you're a serious buyer, strengthens your offer, and helps you shop with confidence. We make the process fast, easy, and transparent.

Be ready when the right home comes along.

Find the Right Home

With your financing in place, you can focus on what's most exciting — finding a home that fits your lifestyle, your needs, and your future.

Your next chapter starts here.

Close with Confidence

We'll be with you through appraisal, underwriting, and closing, making sure you know what to expect at each step.

From contract to keys — we've got you covered.

HOME BUYING MYTH *Busted!*

"I NEED 20% DOWN."

NOPE.

MANY QUALIFIED BUYERS HAVE OPTIONS!

The right loan program can help you buy a home sooner than you think.

3% DOWN	3.5% DOWN	0% DOWN	DOWN PAYMENT ASSISTANCE
CONVENTIONAL LOANS	**FHA LOANS**	**VA LOANS**	**DPA PROGRAMS**
As little as 3% down for qualified buyers.	As little as 3.5% down with flexible guidelines.	0% down for eligible veterans and service members.	Programs available to help with upfront costs.

BEFORE YOU GO HOUSE SHOPPING

PRE-APPROVAL CHECKLIST

BE PREPARED • BE INFORMED • BE CONFIDENT

Turn Your Home Goals Into Reality!

01	**KNOW YOUR BUYING POWER**	Find out how much home you can comfortably afford based on your income, debts, and financial goals. A pre-approval gives you a clear price range so you can shop with confidence.
02	**UNDERSTAND YOUR PAYMENT**	See an estimate of your monthly mortgage payment, including principal, interest, taxes, and insurance (PITI), so there are no surprises later.
03	**ESTIMATE CASH NEEDED TO CLOSE**	Get a clear picture of your upfront costs, including down payment, closing costs, and any required reserves. We'll help you understand all the numbers.
04	**REVIEW YOUR CREDIT**	We'll review your credit profile, explain your credit score, and offer guidance if improvements can help you qualify for better rates and more options.
05	**CHOOSE A MORTGAGE STRATEGY**	Explore loan programs that fit your goals — conventional, FHA, VA, and down payment assistance options. We'll compare the pros and cons so you can make the best decision.
06	**GET PRE-APPROVED**	Receive a written pre-approval letter to show sellers you're a serious, qualified buyer. This can give you an advantage in a competitive market.

DID YOU KNOW?

A pre-approval is more than just a number — it's a plan. It helps you move faster, negotiate stronger, and avoid disappointment. In today's market, homes move quickly, and being pre-approved can make all the difference.

LESS STRESS. MORE OPPORTUNITY.

Let's Get You Home.

Whether you're just starting to explore or ready to make a move, we're here to guide you every step of the way.

PRE-APPROVAL BREAKDOWN

KNOWLEDGE TODAY. CONFIDENCE TOMORROW.

A mortgage pre-approval gives you a clear estimate of what you may qualify for, helps you shop with confidence, **and** puts you in a stronger position when the time is right.

Your Path to Homeownership Starts Here!

WHAT WE WILL EXAMINE FOR PRE-APPROVAL

We take a complete look at your financial picture to find the best options for you.

INCOME & EMPLOYMENT
What you earn, your job history, and how steady it is.

ASSETS
Savings, investments, and funds for closing.

CREDIT PROFILE
Your credit score, history, and current obligations.

DEBTS & OBLIGATIONS
Existing monthly payments and liabilities (auto loans, student loans, credit cards, etc.).

DOWN PAYMENT
How much you have available to put down and any assistance programs you may qualify for.

PROPERTY & LOAN PROGRAM
The type of home you want to buy and the loan options that fit your situation best.

DOCUMENTS WE MAY REQUEST

Having these items ready can help speed up the pre-approval process.

- Recent pay stubs (typically 30 days)
- W-2s and/or tax returns (last 2 years, if applicable)
- Bank or asset statements (typically 2–3 months)
- Government-issued identification
- Employment information (verbal or written verification)
- Information about existing debts or properties (if applicable)

SELF-EMPLOYED?
If you don't qualify with standard documents like W-2s, we offer other solutions including bank statement loans and programs designed for your unique situation.

WHY PRE-APPROVAL MATTERS

SHOWS SELLERS YOU'RE SERIOUS
A pre-approval gives you a competitive edge.

KNOW YOUR BUYING POWER
Shop with confidence in your price range.

AVOID SURPRISES
Get a clear picture of your monthly payment and total costs early.

EXPLORE MORE OPTIONS
Compare loan programs to find the best fit for your goals.

MOVE FASTER
When you find the right home, you'll be ready to make a strong offer.

OFFER ACCEPTED!

Now the clock starts.

From Contract to Keys!

Once your offer is accepted, several important things happen—often at the same time.
We keep the process moving so you can get to the closing table with confidence.

1 INSPECTION

KNOW WHAT YOU'RE BUYING

- Professional inspection of the home's condition.
- Identify any needed repairs or safety issues.
- Negotiate repairs or credits if needed.
- Move forward with confidence.

Inspection is typically completed within 7–10 days after the offer is accepted.

2 APPRAISAL

CONFIRMS THE VALUE

- A licensed appraiser determines the home's market value.
- Helps protect you and your investment.
- Required by most lenders.
- We'll keep you updated every step of the way.

Typically completed within 7–10 days.

3 UNDERWRITING

WE REVIEW THE DETAILS

- We verify your income, assets, employment and credit.
- Review the property and ensure all guidelines are met.
- We may request additional documents during this time.
- Our goal is to clear all conditions as quickly as possible.

This process typically takes 1–2 weeks, depending on the complexity of your file.

4 FINAL APPROVAL

YOU'RE ALMOST THERE

- The underwriter issues a final approval once all conditions are met.
- We confirm you're cleared to close.
- You'll receive a clear to close from the lender.
- We'll review your final numbers and closing disclosure with you.

Final docs will be received 1–10 days from closing.

5 CLEAR TO CLOSE

FINAL STEPS AHEAD

- Final sign-off from the lender.
- We'll coordinate with the title company to schedule your closing.
- Review and sign your closing disclosure.
- Wire funds (if required) and complete any final tasks.

All docs reviewed before closing day to assure no surprises.

6 CLOSING DAY!

IT'S OFFICIAL!

- You'll sign your final documents.
- The loan funds and ownership is transferred.
- You receive the keys to your new home!
- Time to celebrate — welcome home!

Congratulations! You did it!

A Smoother Process. A Brighter Tomorrow.

WE'RE HERE TO GUIDE YOU EVERY STEP OF THE WAY.

DON'T MESS UP MY MORTGAGE!

Before making a big financial move, **CALL FIRST!**

A 5-minute conversation could save you weeks of frustration!

AVOID THESE COMMON MISTAKES BEFORE CLOSING

Even one of these can delay or derail your closing.

When in doubt, call first!

NEW CAR

Don't finance a new car or truck before closing. A new loan can change your debt-to-income ratio and affect your approval.

NEW CREDIT

Don't open new credit cards or lines of credit. This can lower your credit score and increase your monthly debt payments.

NEW FURNITURE

Don't finance furniture, appliances or other big-ticket items. Large purchases can affect your debt ratios and delay your closing.

LARGE DEPOSITS

Don't make large or unexplained deposits or transfers into your bank accounts. All funds must be sourced and documented, and unexplained activity can raise red flags

JOB CHANGES

Don't change jobs, quit your job, or switch to a new field without talking to us first. Employment stability is a key part of your approval.

CO-SIGNING LOANS

Don't co-sign a loan for anyone, even a family member. It becomes your responsibility and can impact your debt-to-income ratio and approval status.

HAVE A QUESTION?

- Not sure if a purchase will affect your loan?
- Planning a large deposit or transfer?
- Considering a job change?
- Have any financial questions before closing?

Call first — we're here to help!

KEEP YOUR CREDIT. KEEP YOUR PLAN. KEEP YOUR CLOSING ON TRACK.

We're here to help you get to the keys!

Your home is worth the wait.

A few smart decisions now can help ensure a smooth closing and get you into your new home on time. Let's work together to keep everything on track!

A SMOOTHER PROCESS.
A BRIGHTER TOMORROW.

YOU DON'T BUY A HOME ALONE.

You Have a Team.

Buying a home is a big step, and the right team makes all the difference.

Together, we bring the knowledge, experience, and support you need for a smoother, faster, and more successful home buying journey.

REAL ESTATE AGENT

- Helps you find the right home
- Negotiates the best deal
- Guides you through contracts and every step of the process

MORTGAGE BROKER

- Creates your financing strategy
- Shops multiple loan options
- Helps you understand costs, rates, and terms
- Keeps your loan on track to close

HOME INSPECTOR

- Thoroughly inspects the home
- Identifies potential issues early
- Gives you peace of mind
- Helps you make an informed decision

Different Experts. A Brighter Tomorrow.

TITLE & CLOSING TEAM

- Handles the title search
- Prepares and reviews closing documents
- Ensures a smooth and secure closing
- Coordinates with all parties

INSURANCE PROFESSIONAL

- Helps you find the right homeowners insurance
- Protects your home, assets and financial future
- Explains coverage options
- Provides peace of mind

YOU

- Share your goals and ask questions
- Provide requested information
- Stay engaged and informed
- Make the final decision — we're here to support you!

CLEAR COMMUNICATION
You'll always know what's happening and what's next.

A SMOOTHER PROCESS
Our team works together to keep everything on track.

A BRIGHTER TOMORROW
With the right people by your side, getting to the keys is easier.

5280 Financial Group

"WHERE TRUTH IS IN OUR LENDING"

At 5280 Financial Group, we believe your mortgage should be more than a loan. It should be a strategy designed around you.

As an independent mortgage broker, we work for you—not a bank. That means we have the freedom to explore more options, negotiate on your behalf, and create a mortgage plan that fits your life and goals.

THE MORTGAGE BROKER *Difference*

MORE OPTIONS.
MORE STRATEGY.
BETTER RESULTS.

WHY WORK WITH 5280 FINANCIAL GROUP VS. A RETAIL BANK?

5280 Financial Group		Retail Bank	
WE WORK FOR YOU	We're not tied to one lender. We're focused on your best outcome.	**THEY WORK FOR THE BANK**	Their priority is their institution—not your goals.
MORE LENDER OPTIONS	Access to a wide network of wholesale lenders means more loan programs, more flexibility, and more competitive rates and terms.	**LIMITED TO ONE LENDER**	You're limited to the bank's product menu—whether it's the right fit or not.
CUSTOM STRATEGIES	We look at the big picture and build a mortgage strategy around your financial situation, goals, and future plans.	**ONE-SIZE-FITS-MOST**	Retail lenders often try to fit you into their box—even if a different approach would be better.
NEGOTIATORS ON YOUR SIDE	We negotiate pricing, terms, and communication with lenders to get you the best deal possible.	**TAKE IT OR LEAVE IT**	Little to no room to negotiate. You get what the bank decides to offer.
LOCAL, PERSONAL SERVICE	You'll work directly with an experienced team who knows Colorado and is available when you need us.	**YOU'RE JUST A NUMBER**	You may get passed around, put on hold, or lost in the system.
CREATIVE SOLUTIONS	When the situation is unique, we find a way. We thrive on challenges others can't solve.	**IF IT'S OUTSIDE THE BOX, THEY CAN'T HELP**	When a scenario doesn't fit their guidelines, it's often a dead end.
FAST, RESPONSIVE, AVAILABLE 18/7	Real estate doesn't stop at 5 PM. Neither do we.	**BANKER'S HOURS**	If you call after hours or on the weekend, you might be waiting until Monday.

THE 5280 ADVANTAGE

- 25 YEARS OF COLORADO MORTGAGE EXPERIENCE
- BBB ACCREDITED BUSINESS — A+ Rating
- AVAILABLE 18/7
- 5-STAR RATING

Your goals. Your timeline.
OUR FOCUS.

Let's build a mortgage strategy that makes the most sense for you.

LET'S TALK.

Let's build your strategy and get you home.

- GET PRE-APPROVED TODAY
- WORK WITH A LOCAL EXPERT
- GET THE KEYS. LIVE YOUR LIFE.

We average a Clear to Close in **11 calendar days.**

Ready to Take the NEXT STEPS?

GET PRE-APPROVED TODAY!

It all starts with a conversation. No pressure. No obligation. Just answers.

Let's build your strategy and get you home.

IT'S EASY TO GET STARTED

1. **REACH OUT** — Call, text, or visit our website. We're here to answer your questions.
2. **SHARE A FEW DETAILS** — We'll review your goals, financial situation, and explore your options.
3. **GET PRE-APPROVED** — Know your buying power with confidence. Receive a clear plan and next steps.
4. **MAKE YOUR MOVE** — Now the fun begins! Let's go shopping and make it happen!

CALL OR TEXT
Office: 303.634.2271
Cell: 303.828.7400

VISIT US ONLINE
5280financialgroup.com

EMAIL US
tbowen@5280financialgroup.com

Local expertise. Real solutions.

RESULTS THAT MOVE YOU FORWARD.

- Competitive rates and multiple loan options
- Fast, responsive, and local support
- Clear communication from start to finish
- Guidance through every step — from pre-approval to closing
- We're with you from the first conversation to the keys and beyond.

THE 5280 FINANCIAL GROUP DIFFERENCE

YOU COME FIRST
We listen first and lend second.

MORE OPTIONS
We compare multiple lenders to find the right solution for you.

CUSTOM STRATEGIES
Your mortgage should be more than a loan. It should be a strategy.

EXPERIENCED & LOCAL
25 years of Colorado mortgage experience you can count on.

FAST & RESPONSIVE
Average 11-day clear-to-close* and available 18/7.

REAL PEOPLE. REAL RESULTS.
We're with you from pre-approval to the keys and beyond.