



**NeighborWorks Montana**  
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[www.nwmt.org](http://www.nwmt.org)

## **Steps to Homeownership through NeighborWorks Montana**

### **Step 1: Contact NWMT.**

Prospective buyer contacts NeighborWorks Montana (NWMT) and is referred to nearest local partner.

### **Step 2: Complete necessary classes.**

Buyer completes homebuyer education (HBE), homeownership planning, financial fitness and credit repair (if necessary) with local partner.

### **Step 3: Loan pre-qualification.**

Buyer takes HBE certificate to a lender and gets pre-qualified for loans.

### **Step 4: Shop for a house.**

Buyer finds home to purchase in desired location within price range.

### **Step 5: Complete loan process.**

Buyer signs purchase and sale agreement, completes loan process with local lender.

### **Step 6: NWMT & local lender.**

Local lender sends the loan package to NeighborWorks Montana.

### **Step 7: NWMT qualification.**

NWMT qualifies the borrower for down payment and closing costs mortgage. Depending on family size, income, and circumstances, the loan may be deferred, low-interest or amortizing at different rates.

### **Step 8: NWMT & closing agent.**

NWMT sends documents and loan funds to closing agent.

### **Step 9: Loan closings.**

Closing agent closes both the lender and the NWMT loan with buyer, records mortgage(s). County sends confirmation of lien to NWMT.

### **Step 10: NWMT mortgages.**

NWMT services mortgages.

### **Step 11: Follow through with local partner.**

Local partner remains a resource for homeowners through rehabilitation loans, foreclosure prevention, etc.