

# 90+ Types Of Turbulence We Could Experience During Your Transaction

1. Found Out About Additional Debt After Loan Application
2. Recent Late Payments On Credit Report
3. Closing Attorney Slow in Getting Title Work
4. Borrower Loses Job
5. Co-Borrower Loses Job
6. Income Verification Lower Than What Was Stated On Application
7. Over Time Not Allowed By Underwriter
8. Applicant Makes Large Purchase On Credit Before Closing
9. Short On Cash At Time Of Closing
10. Gift Donor Changes Mind
11. Cannot Locate Divorce Decree
12. Cannot Locate Petition Or Discharge Of Bankruptcy
13. Difficulty In Obtaining Verification Of Employment
14. Difficulty In Obtaining Verification Of Mortgage
15. Difficulty In Obtaining Payoff Statements
16. Difficulty In Obtaining Verification Of Deposits
17. Interest Rate Increases
18. Loan Program Changes
19. Documents Expire
20. Appraisal Does Not Come In High Enough
21. Portion Of Home Sits On Neighbor's Property
22. Property Incorrectly Zoned
23. Two Single Family Homes On One Lot
24. Home In Flood Zone
25. Home Does Not Meet FHA Guidelines
26. Difficulty In Finding Comparable Homes
27. Home Does Not Meet Minimum Property Standards
28. Child Support Not Disclosed On Application
29. DD214 Not Accessible
30. Borrower Is A Foreign National
31. Co-Borrower Is A Foreign National
32. Not Enough Equity To Pay Off Judgments
33. Bankruptcy Within The Last 4 Years
34. Ongoing Lawsuit
35. Borrower/Co-Borrower Co-Signer For A Loan
36. Mortgage Payment Is Double The Previous Housing Payment
37. Borrower/Co-Borrower Will Not Sign Application
38. FHA/VA Bars Borrower, Lender Or Realtor From Transaction
39. Insurance Company Will Not Insure Home
40. Home Insurance Declaration Page And Paid Receipts Not Received In Timely Manner
41. Borrower Is Underage
42. Husband Tries To Close Loan Without Wife's Signature
43. Divorced Spouse Will Not Sign Off On Important Documents
44. Seller Will Not Let Appraiser Inside Home
45. Seller Will Not Allow Lock Box On Home
46. Appraisal Not Received In A Timely Manner
47. Appraiser Appraises Wrong Home
48. Seller Decides Not To Sell
49. Buyer Decides Not To Buy
50. Home Not Structurally Sound
51. Home Requires Excessive Repairs
52. Home Contains Excessive Lead Base Paint
53. Home Contains Asbestos
54. Home Contains Gravity Fed Furnace
55. Aluminum Wiring
56. 60Amp Fuse Box
57. Equity From Prior Home Is Too Low
58. Purchase Agreement Expires
59. Home Does Not Pass Pest Inspection
60. Closing Attorney Does Not Receive Closing Package
61. Processing Department Overloaded
62. Closing Department Overloaded
63. Underwriting Department Overloaded
64. Closing Attorney Overloaded
65. Home Was Misrepresented To Buyer
66. Borrower Did Not Bring Cashier's Check To Closing
67. Borrower Owns Too Many Rental Properties
68. Builder Does Not Finish Home Within Allotted Time
69. Builder Has Too Many Cost Overruns
70. Well Has Too Many Nitrates And/Or Bacteria
71. County Will Not Approve Certificate Of Occupancy
72. Final Inspection Does Not Pass
73. Septic System Fails Title V Inspection
74. Seller Does Not Appear For Closing
75. Buyer Does Not Appear For Closing
76. IRS Tax Lien On Property
77. Seller Required To Bring Money To Closing
78. Borrower/Co-Borrower Does Not Have 2 Year Employment History
79. Borrower Cannot Locate Tax Returns
80. Borrower Brings In Hand Written Pay Stubs
81. Borrower Switches To Job Requiring Probation Period Just Before Closing
82. Borrower Switches From Salary To 100% Commission Income
83. Borrower/Co-Borrower/Seller Dies
84. Seller Did Not Own 100% Of Property
85. Closing Attorney Neglects To Set Closing Date/Time
86. Closing Attorney Incorrectly Prepares Paper Work
87. Condominium Association Turns Buyer Down
88. House Destroyed Before Closing
89. Buyer Gets Transferred
90. Seller's Home Goes Into Foreclosure Before Closing
91. Lender Requires A Second Appraisal
92. Attorney Holds Up Paper Work
93. Borrower's Accountant Is Slow In Producing Tax Information