

Common Documents Needed for Mortgage Loans

Salaried/ Wage Earner Employees

- Most recent Paystubs from within the last 30 days
- 2006/2007 W2 forms year end statement from employer (Not your 1040 tax return)
- 2 Months of most current **Complete** bank statements **(all pages)** on all accounts.
- 2 Valid forms of ID Copy(Driver's License, Social Security Card, Passport, Voter's registration Card)

- Most recent Mortgage statement

- Quarterly statement for 401 K, IRA, Money Markets Mutual Funds, Stock Brokerage accounts, etc.

- Settlement Statement from purchase of home

- Note(May say Adjustable Rate Note all pages in closing paperwork from Purchase)

- Letter of Explanation for past derogatory credit

- Letter of Explanation for credit inquiries within the last 90 days

TX, FL, NM also may require previous survey

Self Employed / 1099 Borrowers or receive more than 25% of income from Commissions

- 2006 and 2007 Tax returns all schedules (if you have 1099s and w2s those as well)
- Home Owner's Insurance Declarations Page
- Recent Mortgage Statement
- Doing Business As or other business license that is current and shows 2 years in business
- Proof of assets in the form of 2 months bank statements, Quarterly statement on 401K, IRA, other accounts
- Copy of Settlement statement and Note from closing of last mortgage

- Canceled checks for 12 months on any debts paid by the business on credit
- 2 valid form of ID (Driver's License, Social security card, passport, voter's registration card, etc.)
- Letter of Explanation for past derogatory credit
- Letter of Explanation for credit inquiries within the last 90 days

TX, FL, NM also may require previous survey

Retired / Fixed Income Borrowers

- 2 most recent bank statements all pages showing deposit of retirement / SSI income
- 2006/2007 1099 forms for Retirement and Award Letters for SSI or year end statement from Social Security Administration
- 2 Valid forms of ID Copy(Driver's License, Social Security Card, Passport, Voter's registration Card)
- Most recent Mortgage statement
- Quarterly statement for 401 K, IRA, Money Markets Mutual Funds, Stock Brokerage accounts, etc.
- Settlement Statement from purchase or last refinance of home
- Note(May say Adjustable Rate Note all pages in closing paperwork from Purchase)
- Letter of Explanation for past derogatory credit
- Letter of Explanation for credit inquiries within the last 90 days

TX, FL, NM also may require previous survey

******ALL PROGRAMS ARE SUBJECT TO UNDERWRITING TERMS AND CONDITIONS WHICH CAN MEAN MORE PAPAERWORK THAN LISTED HERE. THIS IS JUST A GENERAL LIST PROVIDED FOR YOUR CONVENIENCE.******