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Documents you may need when applying for a mortgage

Here's a list of the most common items you may need to supply after applying for a mortgage. Gathering documents in advance may help speed-up the processing of your loan.

INCOME + ASSETS

- Pay stubs for the last 30 days
- W2s for the last two years
- Two most recent statements for each of your bank accounts, mutual funds and/or investment accounts
- Explanation and source of large deposits
- Gift funds require signed gift letter
- Copy of gift check

SELF EMPLOYMENT

- Most recent two year personal and business tax returns
- K1s if applicable
- Year-to-date P&L and balance sheet
- Documentation if you own more than 25% of a business
- Corporate or partnership tax returns and K1s for last two years

RENTAL INCOME

- Most recent two year tax returns

RETIRED

- Copy of Social Security Award letter
- Copy of Pension Award Letter
- Most recent two months bank statements to evidence receipt of payments

CHILD SUPPORT INCOME

- Copy of court order
- Six months bank statements to evidence timely receipt of payments

DEBTS

- Copy of divorce decree or court order if obligated to pay alimony or child support
- Copy of bankruptcy/discharge papers if filed within last seven years.
- Letter of explanation for inquiries, late payments, charge-offs, collections, judgments and liens appearing on credit report.

PROPERTY INFORMATION

- Copy of hazard binder with agent's name and phone number
- Executed Sales Agreement if this is a purchase
- Copy of cleared earnest deposit checks
- Copy of executed Closing Disclosure if you sold property in the last three months

VA LOANS

- Copy of DD 214 or Statement of Service and Certificate of Eligibility

Depending upon your situation additional documentation may be required.

Member FDIC / Member SIF

 Equal Housing Lender

Rates and programs may change at any time without notice