



## Important Mortgage Tips

### Documents Necessary For A Loan

The following is a list of items you will need to provide your mortgage consultant for rapid and proper processing of your loan:

- Most recent 12 months' mortgage history (canceled checks or last 12 months' rental history)
- 1 month of most current pay-stubs from all current employers
- Most recent months' bank statements (all accounts – front and back)
- Name, addresses, dates of employment and salary for all employers for last 2 years
- Open loans – addresses, account numbers, balances and monthly payments or most recent statement if available.
- Social security numbers of all borrowers
- Copy of Driver's License or Military ID
- If self-employed, complete set of most recent complete personal and business tax returns for last 2 years, (1099's, K-1, etc.), plus year-to-date profit and loss statement.
- If retired, Pension Award letter
- Social Security Award letter for those on Social Security
- VA Loans
  - Statement of Service (active duty only) or DD214 (inactive)
  - 2 most current LES statements

*Different programs require varying documentation. The loan program you select may require more or less documentation. Please contact your loan officer for specific requirements.*

### What NOT To Do Before You Close On Your New Home

- Don't make any large purchases on credit
- Don't quit your job to change industries
- Don't switch from a salaried job to a heavily-commissioned job
- Don't transfer large sums of money between bank accounts
- Don't forget to pay your bills — even the ones in dispute
- Don't open new credit cards — even if you're getting 20% off
- Don't accept a cash gift without filing the proper "gift" paperwork
- Don't make random, undocumented deposits into your bank account.

*When "Home" means Everything!*

