

Documentation Requirements for Most FHA Loans

**Each borrower should present their documents in the following order
Most Recent To Oldest
AND**

If it's not obvious please explain it with a
*****Letter of Explanation = LOX*****

Format: Date, To whom it may concern, (short & simple), sign, print ..then supporting docs

1. Proof of Minimum 2 years worth of Income (Pension, Social Sec, Child Support etc) ...if you have gaps then go back further in time to make up for it!
 - a. 1 month worth of pay stubs current job only (if applicable)
 - b. 2 years W2's (if applicable for each job)
 - c. If renting – 12 months of cancelled checks or proof rent paid
 - d. Tax Returns if
 - i. Self employed
 - ii. Have income that you could write off on tax returns
 1. Commissions etc
 2. Rental income from investment properties
 - a. Mortgage Statement
 - b. Proof of Tax & Ins if not included in mortgage
2. Proof of Assets – enough to cover down payment and closing costs
 - a. 2 months recent bank statements (LOX any large deposits)
 - b. 401K (All pages)
 - c. Gift – Proof of 1 month + Gift Letter (LOX any large deposits)
3. LOX for all Collections – Start w/Name & Acct# (follow order in Credit Report)
 - a. Proof paid - Over \$2,000
 - b. Proof paid any Judgments
4. LOX all Inquiries (follow order in Credit Report)
5. Drivers License - email .jpg - DON'T FAX unless enlarged-HUGE!

Scan and email docs; FAX or Copy and overnight. (always in above order) Use Content from Lender Provided Credit Report for all LOX's
