

Mortgage Pre Approval Document Checklist

Here's a handy checklist of every scrap of paper and document you'll need to get a mortgage pre-approval in the US.

- Most recent pay stubs representing your earnings for the last 30 days
- Last 2 years W2s for all jobs
- Most recent two months bank statements for all accounts, including checking and savings
- If you are applying for a VA loan, a copy of your DD214 and Certificate of Eligibility if you have it. We can order the Certificate of Eligibility
- Clear copy of your unexpired Driver's License
- If you ever paid or have been ordered to pay spousal or child support, or if you receive it and would like it considered, forward a copy of your final divorce decree and/or current court order.

If self –employed, most recent two years federal tax returns with all pages and schedules

- Include all W2s and K1s if applicable
- Include a year to date profit and loss

If you own any other real estate, please include the following for each property owned

- 1. Current Mortgage Statement (s)
- 2. Current property tax bill
- 3. Current insurance declaration page
- 4. Lease or rental agreement, if applicable
- 5. Homeowners association bill, if applicable

Also, be prepared to provide letters of explanation that are signed and dated for any or all of the following

- 1. Major negative items on your credit report (Collections, bankruptcies, foreclosures, etc)

- 2. Any non-payroll deposits on your bank statements, even the small ones. You may need to provide supporting documentation depending on the frequency and size of the deposits.

In some circumstances you could be asked for the following depending on your situation or what types of assets you use for closing. We will advise once we know a little more about your situation.

- CDs, money market, stock and investment accounts, and retirement. (Include all pages, even the blank or “disclaimer” pages. If you are including retirement accounts, forward the “terms of withdrawal”
- If self –employed, if you have a S or C Corp and more than 25% owner, then the Most recent two years corporate tax returns (If applicable, with all pages and schedules)