



PREMIERAGENT

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Applying for a Mortgage: Documents You'll Need

Loan application information

You'll need to provide the following information when you apply for a mortgage.

- ☐ Full name, birth date, Social Security number and phone number.
- ☐ Marital status, the number and ages of your children.
- ☐ Two years of residence history: Rent payments or mortgage, insurance and tax records for all of your properties.
- ☐ Two years of employment history, including company names, addresses, phone numbers and your title(s).
- ☐ Two years of income history, including any commission, bonus or self-employed income.
- ☐ Checking, savings, investment and retirement account balances.
- ☐ Payments and balances for fixed debt obligations (e.g., credit cards, mortgages, student loans, car loans, alimony or child support).
- ☐ Confirmation of bankruptcies or foreclosures within the past seven years, lawsuits you're party to, or loans you co-signed.
- ☐ Confirmation if you're borrowing part of your down payment.

Required loan documentation

This is a partial list of documents you can expect a lender to ask for.

Credit and finance

- ☐ Written and/or verbal authorization for your lender to run your credit report.
- ☐ Full documentation and letters of explanation for any derogatory information on your credit report.
- ☐ Discharge papers for any bankruptcies in the past seven years.
- ☐ Last two months' statements for all checking, savings, investment and retirement accounts, including a paper trail for large deposits and withdrawals.

Residence

- ☐ If you're a renter: 12 months of canceled rent checks or bank statements to show on-time payments.
- ☐ If you're keeping and renting out your existing home: a lease agreement and proof you've deposited the first month's rent.
- ☐ If you're selling your existing home before closing on the new home: a listing agreement for the existing home and proof that it closed.

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- Kathy Halteman
- Cell – 215-527-7457
- KathyHalteman@gmail.com
- KathyHalteman.com

Employment and income

- ☐ Income from rental properties.
- ☐ Pay stubs for at least 30 days.
- ☐ W2 forms for all jobs you worked in the past two years.
- ☐ Personal federal tax returns for the past two years.
- ☐ If self-employed or greater than 20 percent owner in a company, business federal tax returns for the past two years and a year-to-date profit and loss statement for the business.
- ☐ Divorce decree and receipt (or payment) schedule of alimony and/or child support for at least three more years from the time of loan closing.
- ☐ Signed verification from donor and recipient that gift funds aren't a loan.



For more answers to your home finance questions, visit Zillow's Mortgage Learning Center at zillow.com/mortgage-learning.