



ITEMS NEEDED FOR FINANCING FOR PURCHASES AND REFINANCES

PLEASE PROVIDE US WITH THE FOLLOWING FOR YOUR LOAN REQUEST:

CREDIT DOCUMENTATION: PLEASE INCLUDE ALL OF THE FOLLOWING THAT APPLY

- Credit Card Authorization Form. (see attached)
- Current Mortgage Statements for ALL properties owned - Includes HELOCS as well.
 - If Insurance & Property Taxes **are not** impounded into your monthly mortgage, we'll need those sent in. *Also send in Current Insurance & Property Taxes for any properties owned Free & Clear
- Current HOA Statement for any owned properties that have HOA dues.
- Signed Final HUD/Settlement Statement for any Purchases/Refinances closed in the last 12 months (If an Investment Prop, please send Current Lease as well)
- Legible photo ID (scanning works best).
 - If not a US Citizen, please provide a copy of your Permanent Resident Alien Card.
- Cancelled Checks from Earnest Money if applicable and available.
- Our REO Spreadsheet (see attached) filled out and completed with all Currently Owned Property/s Info

INCOME DOCUMENTATION: PLEASE INCLUDE ALL OF THE FOLLOWING THAT APPLY

- Two Most Recent Years of W2's for all Borrowers
- Last two years Federal Tax Returns – All Pages/All Schedules & a copy of any current extensions filed.
- Last two years Corporate/LLC Tax Returns – All Pages/All Schedules.
 - If you own less than 25%, we will only need the last two years of K1's.
- Current back-to-back paycheck stubs for all W2 borrowers.
 - Just before closing, we will need you to send the most current paycheck stubs for all borrowers.
- Pension Income: Pay Stub and 1099/W2 from the prior two years.
- Social Security: Award Letter and 1099/W2 from the prior two years.
- VA benefits: Award Letter and 1099/W2 from the prior two years.
- Alimony/Child Support: Divorce Decree/Support order
- *** If you are a US Citizen and are currently working abroad but only have US Taxes and No W2's/Paystubs,**
We will need the following Documentation Sent in:
 - (1) Employment Contract (and/or Offer Letter) on Company Letterhead
 - (2) Bank Statements Sourcing Direct Deposits of Money Earned
 - (*) During the loan process, your Loan Processor will request a Verification of Employment by your HR Dept.

ASSET DOCUMENTATION: PLEASE INCLUDE ALL OF THE FOLLOWING THAT APPLY

We will need to see an account(s) showing enough seasoned funds ('seasoned' is equal to 2 months in the same institution) for your down payment plus the reserve requirement equal to 2-6 months PITI (principle, interest, taxes and insurance) of the subject property and/or any subsequent property(s) owned. Below is an example list of accounts where these funds could be found.

**Important Note: down payment funds must be liquid funds, however reserve requirements can be non-liquid such as retirement funds, 401k etc.*

Two months of the most recent statement of any of the following:

- Checking/Savings Account Statements – All Pages
- 401K/Mutual Funds/IRA's
- Stocks/Bonds/Retirement/Other Investment Accounts

*If you have any questions to the above list please don't hesitate to contact us.

****VERY IMPORTANT: IF YOU GO UNDER CONTRACT FOR ANY NEW PURCHASE TRANSACTIONS PRIOR TO OR DURING OUR TRANSACTION YOU MUST DISCLOSE THOSE SPECIFIC DETAILS. NON DISCLOSURES CAN RESULT IN A REJECTED LOAN APPLICATION.**

Thank You,
Ridge Lending Group