

# MALAGA FUNDING, Inc.

## Loan Application Checklist

Below is a basic list of preliminary documentation required when applying for a mortgage loan. Keep in mind, every situation is unique and you may be asked to provide additional information. Please provide the following as it is applicable to you:

Signed Loan [Application](#) and Borrower Authorization Form

Photo ID and proof of Social Security number

### Property Information

#### If you are in escrow to purchase property:

Purchase Contract including all counter offers and addendums

Copy of legal description and MLS sheet

Copy Earnest Money Deposit canceled check, bank statement for proof cleared

If you are selling your current home, copy of listing contract (Final HUD-1 Settlement Statement required at closing)

#### If any of the current real estate owned will be rented out after the close of this loan, provide:

Signed copy of new one year lease agreement and copy of tenant's security deposit check

Evidence security deposit and/or first month's rent has been deposited into borrower's account

#### If you are using the proceeds from the sale of a property for a down payment to purchase property:

Copy of Final HUD-1 Settlement Statement

#### If you are currently renting:

Provide Name and Phone number for Landlord or Property Management Company

### Income

Pay stubs for the last 30 days

Last two years W-2s

Last two years Personal (Form 1040) tax returns with all Schedules (or copy of Extension, if applicable)

#### If you Own more than 25% of a Business:

Corporate (Form 1120) or Partnership (Form 1065) tax returns with all Schedules for the last two years

Last two years 1099s/W-2s/K-1s

Year-to-Date Profit and Loss Statement prepared by an accountant

#### If Self-Employed:

Personal (Form 1040) tax returns for the last two years with all Schedules

Year-to-Date Profit and Loss Statement prepared by an accountant

#### If you own Rental Property:

Personal (Form 1040) tax returns for the last two years with all Schedules

Mortgage statements for all properties owned

Copy of Landlord Policy for each rental property owned

Current rental agreements for each unit

If applicable, statement for HOA dues and Walls-In (HO-6) Policy

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<b>If you are receiving Pension or Social Security:</b>	
<input type="checkbox"/>	Tax (Form 1040) returns for the last two years with all Schedules
<input type="checkbox"/>	Last three bank statement documenting direct deposits / receipt
<input type="checkbox"/>	Social Security or Pension Award Letter
<b>If you are using Child Support or Alimony as qualifying income:</b>	
<input type="checkbox"/>	Copy of divorce decree
<input type="checkbox"/>	Copy of twelve months of cancelled child support checks
<b>Assets</b>	
<input type="checkbox"/>	Account statements for each bank, retirement, and/or investment account for the last three months, all pages
<input type="checkbox"/>	Estimated value of vehicles and personal property
<b>If you have made any large or non-payroll deposits into your accounts:</b>	
<input type="checkbox"/>	Written explanation and source the deposit
<input type="checkbox"/>	If large deposit was a gift:
<input type="checkbox"/>	Donor to sign gift letter (lender can supply)
<input type="checkbox"/>	Donor to provide Bank Statement for source of funds, all pages
<input type="checkbox"/>	Paper Trail funds from Donor's account to Escrow account
<b>Debts</b>	
<input type="checkbox"/>	Names, addresses, account numbers, balances and monthly payments on all current loans, credit cards and revolving debt
<input type="checkbox"/>	Written explanation for derogatory accounts on credit report, including:
<input type="checkbox"/>	Late payments, credit inquiries in the last 90 days, charge-offs, collections, judgments and/or liens
<input type="checkbox"/>	Bankruptcy filed within last seven years (bring a copy of your bankruptcy discharge)
<input type="checkbox"/>	A copy of your divorce decree if you pay child support or alimony
<b>VA Loans</b>	
<input type="checkbox"/>	Copy of Form DD-214, Report of Separation
<b>Miscellaneous</b>	
<input type="checkbox"/>	Residence addresses for the past two years
<input type="checkbox"/>	Copy of the Note if a 2 <sup>nd</sup> Trust Deed Lien will be subordinated
<input type="checkbox"/>	Number and ages of dependents
<input type="checkbox"/>	If you are not a citizen, a copy of the front and back of your green card

\*Based on information appearing on your application and/or your credit report, you may be required to submit additional documentation.

