

Items needed for Submitting FHA Loans:

AUS Pre-liminary Findings
Credit Report /Supplemental Credit Report
Non-Borrowing Spouses Credit Report
VOM's and VOR's
LOX notes to UW
SS Card or SS Verification Validation Form
Purchase Agreement Gift Letter
Fee Worksheet
1003 – Initial 1003
Updated LDP
LOX from borrower (s) for derogatory credit & inquiries
Borrowers (s) most recent VOE's, W-2's , paystubs for 2 year period
Borrower (s) Misc income docs- child support, SSI etc
Asset Documentation
IRS 1040 transcripts
Payoffs Title
HOI
Dec Page Flood Dec Page
Canceled EMD Check
Termite Cert
HOA Cert
BK, Divorce Decree 2nd Mortgage Note
Gift Letters

FHA New Construction Docs

Warranty of Completion
Builders Cert of plans, Specs, and Site
Subterranean Termite Soil Treatment
Certificate of Occupancy
Builders Permit

Items Needed for Submitting Conventional Loans:

Purchase Agreement
Fee Worksheet
Asset documentation
Gift Letter
Payoffs
Credit Report
Title
Supplemental Credit Report
HOI Dec Page
VOM's and VOR's
Flood Dec Page
LOX notes to UW
Cancelled EMD Check
Pre-liminary AUS Findings

Termite Cert

BK, Divorce, etc docs

1003 – initial 1003 (For 1st and 2nd product please include 1003 for 1st and 2nd) Southpoint will disclose both.

LOX from borrower(s) for derogatory credit & inquiries

Borrower (s) most recent VOE's , W-2s, paystub

Borrower (s) Misc income docs- child support, SSI etc HOA cert 2nd Mortgage Note

Items needed for submitting VA Loans:

Certificate of Eligibility (not required on IRRL's)

CAVIRS

Purchase Agreement

Credit Report (tri-merge for all programs)

Supplemental Credit Report

VOM's and VOR's (12 months)

*VOR is required on Manual UW

LOX Notes to UW

IRS 1040 transcripts required only for loans with borrowers with: -self-employed income (or more than 25% of their income from commission income) -manual underwrites

Pre-liminary AUS Findings (not required on IRRL's)

Fee Worksheet

1003 – Initial 1003

LOX from borrower (s) for derogatory credit & inquiries

VA disclosures

Borrowers (s) most recent VOE's, W-2's , paystubs

Borrower (s) Misc income docs- child support, SSI etc VA Pension and Disability Statement

Asset documentation

Payoffs

Title

HOI Dec Page

2nd Mortgage Note

Flood Dec Page

Cancelled EMD Check

Termite Cert

HOA Cert

Items needed for submitting USDA Loans:

RD 3555-21 – pg 2 borrower only sign and pg 3 top portion must be completed

Payoffs

Caivrs

Title

Purchase Agreement

HOI Dec Page

Credit Report

Flood Dec Page

Non-Borrowing Spouses Credit Report

Termite Cert
HOA Cert
BK, Divorce Decree, etc
2nd Mortgage Note
Builder Docs
VOM's and VOR's
LOX Notes to UW
LOX from borrower (s) for inquiries and derogatory credit
Fee Worksheet
1003 – Initial 1003
Borrower (s) most recent VOE's, W2's, and paystubs
Borrower (s) Misc income docs – child support, SSI etc
Asset Documentation
Credit Report
Gift Letters