

STACKING ORDER

ITEMS NEEDED FOR SUBMITTING FHA LOANS:

- 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

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

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

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

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