

Preparing to Meet with a Loan Officer

Gather the following information before meeting with a loan officer.
Each lender may require further documentation before closing.

Identification

- Valid driver's license or other government issued photo ID
- Your full legal name and date of birth
- Current and former address information for the last two years
- Social Security number

Income / Tax Verification

- Most recent bank statements (bank, retirement, investment, and other assets)
- Income amounts and sources
- Pay stubs for the last 30 days
- Employer information for the last 2 years
- W-2 forms for the last 2 years
- Full federal tax returns for the last 2 years
- Documentation of sources for any large deposits

If Self Employed

- Business and personal tax returns for the last 2 to 3 years
- Year-to-date profit and loss statement and balance sheet
- List of all business debts

Others if applicable

- Divorce decree
- Bankruptcy discharge documentation
- Unresolved credit dispute information

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The Do NOT List

It is important to consult with your lender before making any decisions that may impact your current financial situation. It could mean the difference between becoming a new home owner and having financing fail.

- Don't miss any payments on any current bills or loans.
- Be careful before you consolidate your debt.
- Avoid changing jobs.
- Don't start banking at a new institution (checking and savings).
- Avoid buying a car.
- Don't make any large purchases such as furniture or household goods on credit.
- Avoid making large or cash deposits into your bank account(s).
- Avoid lying or stretching the truth on your loan inquiry.
- Don't let anyone make inquiries into your credit.
- Don't spend the money you are going to use to cover closing costs.
- Don't overextend yourself.
- Avoid being a cosigner for anyone.
- Don't open new credit cards including department store cards.
- Don't ignore lender requirements.

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