

DISCLOSURE ONLY PACKAGE

	URLA Signed by MLO with NMLS ID dated within 24 hours of submission (<i>TRID timing not applicable to Business Purpose loans</i>)
	Credit Report (Max age of document: CEL, Agency, Jumbo – 120 days; Jade – 90 days) Foreign National not applicable
	Purchase Contract (<i>applicable for Purchase Transactions only</i>)
	Closing Agent Closing Disclosure/Escrow Settlement Statement and/or Broker Fee Sheet (<i>title/escrow fee estimates required</i>)*

*Loan Setup will complete estimates for Recording Fees and Transfer Taxes Only (*when applicable*) per the First American Fee Calculator

REQUIRED DOCUMENTS TO PROCEED TO UW:

FLEX & AGENCY		CLOSED END 2ND'S	
	Broker's Credit Credentials		Current 1 st Lien Note
	Broker DO/DU Findings		Most Recent 1 st Lien Mortgage Statement
ITIN			
	Unexpired Photo ID (US or abroad)		ITIN Letter, Card or Form
INCOME			
Wage Earners – Full/Express Doc			
	2 or 1 Years W2(s) (Agency: Per DU; ITIN and Jumbo: 2 years)		
	Paystubs covering 30 days (Age of doc max: PRIME/PLUS, Agency, Jumbo – 120 days; Jade – 90 days)		
1099 (Contractors) – Full/Express Doc			
	2 or 1 Years 1099(s)		
Self Employed ≥ 25% Ownership – Full/Express Doc			
	2 or 1 Years Personal and Business Returns (Agency: Per DU; Jumbo: 2 years; ITIN: 1 year)		
WVOE			
	FNMA form 1005 – Verification of Employment (Age of doc max: – 90 days)		
	2 Months Recent Consecutive Bank Statements with deposit from Employer (Age of doc max: 90 days) - PRIME JADE ONLY		
Bank Statements			
	12 or 24 Months Consecutive Personal or Business Bank Statements (Age of doc max: PRIME/PLUS– 120 days; Jade – 90 days)		
	CEL Business Narrative		
P&L Statements			
	12 or 24 Months P&L Statement (End date within 90 days of closing)		
	CEL Business Narrative		
	JADE: 3 rd Party prepared 12 or 24 Months P&L (CPA, Enrolled Agent, CTEC or Tax Attorney)		
	ITIN: Self Employed Borrower Questionnaire and 3 rd Party Tax Preparer expense factor letter (CPA, Enrolled Agent, or PTIN)		
Asset Utilization			
	PRIME/PLUS: 4 Months Consecutive Asset Statements for all accounts listed on URLA (Age of doc max: 120 days)		
	JADE: 3 Months Consecutive Asset Statement for all accounts listed on URLA (Age of doc max: 90 days)		
DSCR			
	Schedule of REO (For all properties listed on URLA/Credit Report)		
ASSETS			
	1 Month Asset Statement required for Purchases, N/A for Refinances to cover funds to close (Age of doc max: PRIME/PLUS – 120 days; Jade – 90 days)		

State Specific Broker Required Disclosures

Additional State Specific Disclosures may still be required and conditioned accordingly for while in UW.

	NJ Mortgage Broker Disclosure
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