SUCCESS MORTGAGE PARTNERS, INC.

NMLS #130562

Jumbo Home Purchase Loan Checklist

Jumbo mortgages typically require more detailed documentation than standard conforming loans. Gathering the following information early can help make the underwriting process considerably smoother.

Not every item will apply to every borrower.

Identification

☐ Current government-issued photo ID
☐ Social Security number
☐ Current residential address
☐ Previous address if at current residence less than 2 years
☐ Residency documentation, if applicable

Income Documentation

Salaried or Hourly Borrowers

☐ Most recent 30 days of paystubs
☐ W-2s for the most recent 2 years
☐ Employment history covering the most recent 2 years
☐ Documentation of bonus, commission, overtime, restricted stock, or other compensation being used to qualify

Executive / Complex Compensation

If applicable:
☐ Employment contract
☐ Bonus history
☐ Commission history
☐ Restricted Stock Unit — RSU documentation
☐ Stock option documentation
☐ Deferred compensation statements
☐ K-1 income documentation

EQUAL HOUSING OPPORTUNITY

1200 S. Sheldon Rd, Suite 150
Plymouth, MI 48170

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Self-Employed Borrowers

☐ Most recent 2 years of personal federal tax returns with all schedules
☐ Most recent 2 years of business tax returns, when applicable
☐ Current year-to-date Profit & Loss Statement
☐ Current business balance sheet
☐ K-1s, if applicable
☐ Business ownership documentation
☐ CPA/accountant information, if required

Other Income

☐ Social Security award letter
☐ Pension documentation
☐ Trust documentation
☐ Annuity documentation
☐ Retirement distribution history
☐ Rental income documentation
☐ Alimony or child support documentation if you elect to use it for qualification
☐ Documentation supporting any other qualifying income

Assets

Jumbo underwriting may require documentation of both **funds to close and post-closing reserves.**

☐ Most recent 2 months of checking account statements
☐ Most recent 2 months of savings account statements
☐ Brokerage account statements
☐ Investment account statements
☐ Retirement account statements
☐ Money market statements
☐ Documentation of stock holdings
☐ Documentation of vested RSUs, if being used
☐ Trust account documentation, if applicable
☐ Documentation supporting large deposits
☐ Documentation showing transfers between accounts

Please provide **all pages of each statement**.

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Large Asset Transfers or Sales
If applicable:
☐ Sale of securities documentation
☐ Proof of liquidation
☐ Wire transfer documentation
☐ Sale of another property documentation
☐ Gift documentation, if allowed
☐ Documentation of funds being transferred from a business account

Current Real Estate Owned
For each property currently owned:
☐ Most recent mortgage statement
☐ Property tax statement
☐ Homeowners insurance declaration page
☐ HOA statement, if applicable
☐ Current lease agreement for rental properties
☐ Documentation of rental income
☐ HELOC statement, if applicable
A complete real-estate-owned schedule may also be requested.

Purchase Property

Once under contract:
☐ Fully executed purchase contract
☐ All contract addenda
☐ Earnest money deposit receipt
☐ Evidence earnest money cleared your account
☐ Homeowners insurance agent information
☐ HOA or condominium information, if applicable

Additional Documentation Often Required for Jumbo Loans

Depending on the borrower and loan program:

☐ Personal financial statement
☐ Verification of liquidity
☐ Documentation of post-closing reserves
☐ Trust agreements
☐ Partnership agreements
☐ Business ownership documentation
☐ Letters of explanation regarding credit events
☐ Documentation regarding additional financed properties
☐ Documentation related to private notes or other liabilities
☐ Verification of housing payment history

Before Closing

Please speak with your loan officer before:

☐ Opening new credit
☐ Financing a vehicle
☐ Purchasing furniture or other major items on credit
☐ Moving significant amounts of money
☐ Liquidating investments
☐ Closing bank or investment accounts
☐ Changing jobs or compensation structure
☐ Changing business ownership
☐ Co-signing for another borrower

Jumbo loan guidelines vary significantly among lenders. Asset seasoning, reserve requirements, income calculations, property restrictions, loan amounts, credit requirements, and documentation standards may differ.

Additional documentation may be required based on your financial profile and the selected loan program.

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