



Borrower First Name/Last Name: _____

Co-Borrower First Name/Last Name: _____

SUBMISSION TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING

iQM INVESTOR

Complete loan files = quicker turnaround times

To: Loan Processor - We hope this handy checklist will assist you in getting your loan approved quickly!

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| Guidelines | |
| COVER LETTER | <input type="checkbox"/> |
| INVESTOR WORKSHEET | <input type="checkbox"/> |
| SUBMISSION FORM "Skinny Package" | <input type="checkbox"/> |
| 1003: SIGNED initial 1003 Signed and dated the BIG6 app date by LOAN OFFICER w/NMLS: Must show all info verified in your loan file, sufficient cash to close the transaction, included all current PITIA <u>on all properties owned</u> , and gross rents received on all rental properties. | <input type="checkbox"/> |
| LE FEE WORKSHEET STANDARD (all fees associated with the loan) | <input type="checkbox"/> |

CREDIT CREDIT CREDIT CREDIT CREDIT

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| CREDIT REPORT: Must not have open disputes, Min 3 trades, 1 trade (open or closed) must have 24 mos. seasoning, 1 trade (open or closed) with at least \$5K high credit limit. | <input type="checkbox"/> |
| CREDIT EXPLANATION: Explain any inquiries within the last 120 days & provide statements on any new account(s) established that do not show up on credit report or state "no new accounts established". | <input type="checkbox"/> |
| MORTGAGE HISTORY OR RENTAL HISTORY: current rating using VOM / VOR for current primary residence. | <input type="checkbox"/> |
| IF PRIVATE PARTY LENDER OR LANDLORD: need 12 mos. canceled checks & copy of Note (or rental agreement) to verify monthly pmt. amount and due date. | <input type="checkbox"/> |

ASSETS - BANK STATEMENTS (all pages must be submitted) - FUNDS TO CLOSE & RESERVES

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| RESERVES & FUNDS TO CLOSE: Need 2 full months of all bank accounts needed to show proof | <input type="checkbox"/> |
| GIFT LETTER - SIGNED if applicable (We do not need donor's ability, just proof funds are transferred to borrower or <u>wired to escrow/closer</u>). | <input type="checkbox"/> |

NON OWNER OCCUPIED SUBJECT AND OTHER REAL ESTATE

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| RENTAL AGREEMENT ON SUBJECT: If N/O/O refinance loan or if purchase with existing tenants. Otherwise market rents will be taken from the appraisal or current amt. whichever is less. PROPERTY MUST DEBT SERVICE 1:1 | <input type="checkbox"/> |
| PROOF OF EXPERIENCE- PROVIDE LEASE/RENTAL AGREEMENT (expired or current) WITH PROPERTY PROFILE | <input type="checkbox"/> |
| CASH OUT LETTER DESCRIBING BUSINESS PURPOSE (if applicable). | <input type="checkbox"/> |
| IF OTHER REO IS OWNED FREE & CLEAR - PROVIDE EVIDENCE ex: Property Profile | <input type="checkbox"/> |
| HAZARD INSURANCE & COPY OF TAX BILL ON OUR SUBJECT N/O/O | <input type="checkbox"/> |
| TAX BILL AND HAZARD INS. AMT. ON OTHER REAL ESTATE OWNED purchased in the last year if it is financed. (if applicalble) | <input type="checkbox"/> |
| VOM ON ALL RENTAL PROPERTIES OR ALL MORTGAGES MUST BE RATED ON CREDIT REPORT FOR LAST 12 MOS. (No more than 1 x 30 Mort. Late in last 12 mos.) | <input type="checkbox"/> |

PROPERTY INFO SUBMITTED @ time of submission...

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|---|--------------------------|
| PURCHASE CONTRACT | <input type="checkbox"/> |
| ESCROW INSTRUCTIONS | <input type="checkbox"/> |
| PRELIMINARY TITLE REPORT W/PLAT MAP & 24 MO. CHAIN OF TITLE HISTORY | <input type="checkbox"/> |
| APPRAISAL PACKAGE AND INVOICE (1007 is also required) | <input type="checkbox"/> |

Product Codes:

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|--------------|--|----------|
| iQM Investor | iQM Investor 5/1 LIBOR ARM | IA51IN |
| | iQM Investor 7/1 LIBOR ARM | IA71IN |
| | iQM Investor 10/1 LIBOR ARM | IA101IN |
| | iQM Investor 15 Year Fixed | IF15IN |
| | iQM Investor 30 Year Fixed | IF30IN |
| | iQM Investor 5/1 LIBOR ARM Interest Only | IA51INIO |