



949-852-0400
www.rfmoc.com

Consumer Purpose Loan Package Requirements

INCOME

1. Tax>Returns: Copy of your last 2 years of Federal tax returns (all applicable Partnership Form 1065, Corporate Form 1120/1120S and Personal Form 1040) with all schedules and statements.
2. W2s: Provide a copy of all W2s & 1099s for all borrowers covering the most recent 2 years.
3. Pay-Stubs: Copy of 2 consecutive pay-stubs covering the most recent 30 day period (4 paystubs if paid weekly)
4. K1s: Copy of all 2014 and 2015 Schedule K1 for each Partnership reported on your tax returns. (If applicable)
5. Retirement/Social Security Income/Other Non-Employment Income
 - o Provide the following to verify income as stated on the application:
 - o Award letter AND
 - o 2 years current 1099s AND Most recent two months bank statements reflecting direct deposit of non-employment income. *NOTE: IF RETIREMENT INCOME IS IN THE FORM OF A MONTHLY ANNUITY PAYMENT, 401(K) OR IRA MONTHLY DISTRIBUTION PROOF OF THREE (3) YEARS CONTINUANCE IS REQUIRED.*

ASSETS

1. Checking and/or savings accounts: Provide all pages of your Bank Account Statement(s) covering the most recent two months verifying sufficient funds for closing
2. Stocks/Bonds/Mutual Funds: Provide most recent two months statements reflecting ownership and the current market value. Provide terms/conditions for 401k and IRA accounts.
3. Document Source of Deposits Please explain and source any deposits greater than \$1,000 into your checking and savings accounts. Deposits must be sourced with copies of checks deposited. Not applicable for direct deposit from your employer.
4. Amex monthly statement If you have an Amex card we need you to provide the monthly statement. Amex does not report minimum balances so we need to determine what your monthly payment is.

*Lender will require EVERY PAGE of each statement** i.e. If bank statements reflect "page 1 of 10," then please send all 10 pages even if the page contains miscellaneous information.*

MISC

(All properties currently owned) Provide all of the following documentation for all properties you currently own:

1. Current mortgage statement for all mortgages and HELOCs
2. Current property tax bill, if property is located out of state
3. Current homeowner's insurance bill / Insurance Policy Declarations page. Policy must reflect all policy terms, including the annual premium. If subject property is a condo or townhome, lenders require walls in coverage equal to 20% of the appraised value (HO-6 policy).
4. Current Homeowners Association (HOA) monthly statement (if applicable)
5. Current Rental Agreement (if applicable)