

MORGAN STRAUSE

FHA STACKING ORDER

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| Credit package for borrower one and two if on same application |
| Morgan Strause submission form |
| Price my loan printout |
| Morgan Strause stacking order form |
| DU Findings (must match 1008 & 1003) |
| Transmittal Summary FNMA 1008 |
| Initial 1003 signed and dated by LO and borrower(s) |
| Loan transmittal summary 92900-LT |
| Initial HUD/VA Addendum 92900A to the URLA pages 1-2 signed and dated by LO and Borrowers |
| CREDIT |
| Credit Report (Tri-Merge) |
| Borrower(s) credit authorization form signed by all parties |
| Non-Borrowing spouse credit authorization including DOB & SSN |
| VOR from management company or 12 months cancelled rent checks |
| For property owned provide a copy of each mortgage coupon, HOA bill, tax bill and homeowner dec page |
| Complete BK papers including all schedules and discharge of debtors |
| Divorce decree / court order to document child support and or alimony |
| Letters of explanation for all inquiries in the last 90 days |
| Letter of explanations - Relationship between borrower and co-borrower if not married |
| Letters of explanation for all derogatories |
| Letters of explanation for any BK's or Foreclosures |
| INCOME |
| Current paystubs supporting income covering a 30 day period showing YTD income |
| Social security income - 2 Months documenting receipt |
| Wage attachments on pay stubs - Evidence type of obligations being paid |
| 2 years W-2's, 1099's, year end pension and or social security statements for all borrowers |
| 1040's, 1120's, 1065's, K-1's - Signed for most recent 2 years on all self employed borrower(s) |
| Current profit and loss for all self-employed borrower(s) |
| Copy of all rental agreements for all rental properties |
| ASSETS |
| VOD or 2 months bank statements on all accounts including all pages |
| Deposits - Source and document any recent large deposit on bank statements |
| Proof earnest money deposit cleared bank |
| Gift Funds - Document source and ability of donor, document transfer from donor to borrower(s) |
| Proceeds from sale - Escrow instructions / estimated Hud-1 (will need Final Hud-1 prior to close) |
| Securities - Provide most recent copy of statement including all pages |

PROPERTY

- Copy of hazard insurance policy
- Est. Hud-1
- Purchase contract including all counter offers signed by all parties
- Escrow instructions including vesting
- Flood cert
- Appraisal - Supporting the value
- For 2-4 units obtain operating income statement from appraiser
- Appraiser license and E&O insurance
- Preliminary title report
- If condo must provide HOA cert and Master insurance policy

COMPLIANCE

- Initial GFE prepared within 3 days of signed 1003
- Initial Truth in Lending prepared within 3 days of the signed 1003
- Initial preferred provider list
- ALL redisclosures of GFE, TIL, Preferred provider list and any change of circumstance (most current on top)
- Affiliated business arrangement disclosure
- 4506-T signed by all borrowers
- Photo ID on all borrower(s)
- Copy of social security card
- Credit score disclosure
- Notice of right to receive appraisal report
- Transfer of servicing disclosure
- California fair lending notice
- Equal credit opportunities act (ECOA) disclosure
- Patriot act form
- HUD 92900-B Important notice to homebuyers
- Informed consumer choice disclosure notice

Loan Officer's Signature