

## Investor DTI Qualified (Borrower Income)

<b>Seller Company:</b>		<b>Borrower Last Name:</b>	
<b>Seller Loan #:</b>		<b>Submission Date:</b>	
<b>Registered By:</b>		<b>Phone:</b>	<b>Email:</b>
<b>Primary Contact:</b>		<b>Phone:</b>	<b>Email:</b>
<b>UW Contact:</b>		<b>Phone:</b>	<b>Email:</b>

**Req to Submit**

- |   |   |     |
|---|---|-----|
| 1 | LoanNEX Registered Loan Submission Form (pdf copy)                                  | Yes |
| 2 | Signed 1003 ALL PAGES (if all pages not signed, need signed Borrower Authorization) | Yes |
| 3 | Two (2) forms of Gov't issued IDs: One must be Social Sec Card or Form SSA-89       | Yes |
| 4 | Tax Payer First Disclosure (only if submitting W2s or tax returns to qualify)       | Yes |

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|---|--|-----|
| 5 | 1008 (must be less than 60 days at submission) | Yes |
| 6 | Fannie Mae 3.4 (MISMO .xml file)               | Yes |
| 7 | Seller Tri-Merged Credit Report < 90 days      | Yes |

### Req to Submit

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|----|--|-----|
| 8  | <b><u>WAGE EARNER (Salary / Hourly):</u></b>   | Yes |
|    | Paystubs: most recent 30 days w/YTD - if tax identification number on paystub matches ITIN   | Yes |
|    | Written VOE within 30 days of funding instead of paystubs and/or tax returns. Most current month's bank stmt as validation of WVOE.  | Yes |
| 9  | <b><u>SELF-EMPLOYED: FULL DOC</u></b>  | Yes |
|    | Min of one (1) year's 1040, 1120S, K1, etc (all pages/schedules)   | Yes |
|    | YTD P&L and 3 consecutive months business bank statements required prior to docs (PTD)   | Yes |
| 10 | <b><u>SELF-EMPLOYED: ALT DOC</u></b>   | Yes |
|    | Min 12 months of self-employment documented with either:   | Yes |
|    | a) Signed dated CPA/Tax preparer letter with ownership percentage or   | Yes |
|    | b) Business License  | Yes |
| 11 | <b><u>BANK STATEMENTS:</u></b> (any person who is or was an account holder on a personal bank statement at any time in the income period must be a qualified borrower on the loan) | Yes |
|    | Option 1: Provide Acra Bank Statement Analysis Summary. Resubmission of the statements is not required.  | Yes |
|    | Option 2: Provide Correspondent Seller's Bank Statement Analysis and the associated bank statements  | Yes |
| 12 | <b><u>ASSETS FOR DEPLETION:</u></b>  | No  |
|    | Two (2) consecutive months most current asset statement of non-depleting account   | No  |
|    | Borrower signed letter identifying asset to be used for depletion and intent to deplete from named account   | No  |
| 13 | <b><u>RENTAL INCOME:</u></b> Current lease plus 2 most current month's proof of receipt  | No  |
| 14 | <b><u>FIXED INCOME:</u></b> If required, assets for depletion  | No  |
|    | Current Award / Retirement Letter  | No  |
|    | Most recent bank statement showing auto-deposit or prior year filed 1099   | No  |
|    | LTV > 65% - 2mos most recent asset statement. LTV < 65% - assets to be reflected on 1003   | No  |
|    | Assets for reserves must be documented at all LTVs   | No  |
|    | DSCR allowed with ITIN (refer to DSCR checklist for DSCR requirements)   | No  |

### Req to Submit

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|----|--|----------------------|
| 15 | <b>PURCHASE CONTRACT (if applicable):</b><br>Subject property address/purchase price must match 1003<br>Include ALL Addendums and/or Counter Offers  | Yes<br>No<br>No      |
| 16 | <b>PROPERTY TAX CERTIFICATE (for the most recent tax year)</b>   | Yes                  |
| 17 | <b>PRELIMINARY TITLE REPORT:</b><br><b>Full ALTA Policy – short form not accepted; effective date &lt;= 90 days from the date of funding APPRAISAL (1004, 1025, 1073)</b>  | Yes<br>No            |
| 18 | <b>Appraisal XML File on all 1004 (Single Family Appraisal Report) and 1073 (Condominium Appraisal Report)</b> Effective date to be no more than 120 days from closing date. (Color PDF only; loans >\$1.5mm require 2nd appraisal) <b>1007 Single-Family Comparable Rent Schedule</b> | No<br>No<br>No<br>No |
|    | <b><u>Must include Appraisal Independence Requirements (AIR) Certification</u></b><br>Appraisal Form 442 <b><u>(if applicable)</u></b><br>Final/Repair Inspection <b><u>(if applicable)</u></b><br>Certificate of Completion/Occupancy <b><u>(if applicable)</u></b>                   | No<br>No<br>No<br>No |