GOT EQUITY?™

Applying for a Mortgage

Everything your lender will ask for — and why they want it.

WHO YOU ARE

- ☐ **Government-issued photo ID**
  Driver's license, state ID, passport, or military ID.
- ☐ **Social Security number**
  For the credit pull. Every borrower on the loan needs one.
- ☐ **Two years of address history**
  Where you've lived, and whether you rented or owned.

WHAT YOU EARN

- ☐ **Last two years of tax returns**
  All pages, all schedules. This is your income history.
- ☐ **Last two years of W-2s, 1099s, or K-1s**
  These back up what the returns say.
- ☐ **30 days of recent pay stubs**
  One is usually enough if it shows year-to-date pay.
- ☐ **Proof of other income**
  Child support, alimony, Social Security, disability, retirement, rental income — only if you want it counted.

WHAT YOU HAVE

- ☐ **Two months of bank statements**
  Checking and savings. Every page, even the blank ones.
- ☐ **Retirement and investment accounts**
  401(k), IRA, brokerage. Most recent quarterly statement.
- ☐ **Source of your down payment**
  Underwriters trace this. Large deposits need an explanation.
- ☐ **Gift letter, if family is helping**
  It must state the money is a gift, not a loan.

WHAT YOU OWE

- ☐ **Current debts and balances**
  Cards, auto loans, student loans, personal loans.
- ☐ **Existing mortgage statements**
  For any property you already own.
- ☐ **Property tax and insurance statements**
  Also for property you already own.
- ☐ **Written explanation for credit issues**
  Late payments, collections, bankruptcy, or foreclosure.

IF YOU WORK FOR YOURSELF

- ☐ **Profit & loss statement**
  Year-to-date, for each business you operate.
- ☐ **Business tax returns**
  Two years, if the business files separately.
- ☐ **Business bank statements**
  Lenders want to see the business is actually operating.

Before you shop

Get pre-approved BEFORE you shop. Knowing your real number changes which homes you look at, how sellers read your offer, and how fast you can move when the right one shows up.

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