

# Preparing to Meet a Lender

Gather the following information prior to meeting with a mortgage lender. Each mortgage lender may require further documentation before closing.

## Identification

- Valid driver's license or other government issued photo ID
- Your full legal name and date of birth
- Current and former address information for the last 2 years
- Social security number

## Income/Tax Verification

- Most recent bank statements (bank, retirement, investment and other assets)
- Income amounts and sources
- Pay stubs for the last 30 days
- Employer information for the last 2 years
- Full federal tax returns for the last 2 years
- Documentation of sources for any large deposits

## If Self Employed

- Business and personal tax returns for the last 2-3 years
- Year-to-date profit and loss statement and balance sheet
- List of all business debt

## Other Information(if applicable)

- Divorce decree
- Bankruptcy discharge documentation
- Unresolved credit dispute information

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## **The Do NOT Do List**

It is important to consult with your mortgage lender before making any decisions that may impact your current financial situation. It could mean the difference between becoming a new home owner and having financing fail.

- Do not miss any payments of any current bills or loans
- Be careful before you consolidated your debt
- Avoid changing jobs
- Don't start banking at a new institution (checking and savings)
- Avoid buying a new vehicle
- Don't make any large purchases such as furniture or household goods on credit
- Avoid making large cash deposits into your bank account(s)
- Avoid lying or stretching the truth on your loan inquiry
- Don't let anyone make inquiries into your credit (apply for credit card etc)
- Don't spend the money you are going to use to cover closing costs
- Don't overextend yourself
- Avoid being a cosigner for anyone
- Don't open new credit cards including department store cards
- Don't ignore lender requirements

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