

LOAN FILE CHECKLIST COMPARISON

Document/Requirement	Purchase Loan	Refinance Loan	Bank Statement Loan
Loan application (1003)	REQUIRED	REQUIRED	REQUIRED
Credit report authorization	REQUIRED	REQUIRED	REQUIRED
Income documents (W-2s, pay stubs, tax returns)	REQUIRED	REQUIRED	IF APPLICABLE
Asset verification (bank statements, retirement accounts)	REQUIRED	REQUIRED	REQUIRED
Purchase contract	REQUIRED	IF APPLICABLE	REQUIRED
Earnest money deposit proof	REQUIRED	IF APPLICABLE	REQUIRED
Homeowner's insurance	REQUIRED	REQUIRED	REQUIRED
Government ID	REQUIRED	REQUIRED	REQUIRED
Current mortgage statement	IF APPLICABLE	REQUIRED	REQUIRED
Property tax bill	IF APPLICABLE	REQUIRED	REQUIRED
Payoff statement	IF APPLICABLE	REQUIRED	REQUIRED
Appraisal report	REQUIRED	REQUIRED	REQUIRED
Title commitment	REQUIRED	REQUIRED	REQUIRED
Flood certification	REQUIRED	REQUIRED	REQUIRED
Signed disclosures (LE, ECOA, HMDA, etc.)	REQUIRED	REQUIRED	REQUIRED
Bank statements (12–24 months)	IF APPLICABLE	IF APPLICABLE	REQUIRED
Business license or CPA letter	IF APPLICABLE	IF APPLICABLE	REQUIRED
Profit & loss statement	IF APPLICABLE	IF APPLICABLE	REQUIRED