

NonQM Loan Submission Requirements

Carefully review each section below and proceed with the loan submission when all applicable documents can be provided

Required Documents for All Transactions	
<p>All Transactions</p> <p>Initial 1003</p> <p>Most Recent Bank Statement</p> <p>Title Fee Sheet</p> <p>LoanNex Product & Pricing Results <i>if unavailable, complete the bottom section of this form and include with the loan submission</i></p> <p>Credit Report dated within 90 days</p> <p>Borrower Certification Form <i>if NQMF is pulling credit</i></p> <p>Purchase Contract <i>as applicable for purchase</i></p> <p>Copy of EMD Check / Receipt <i>as applicable for purchase</i></p> <p>Anti Steering Disclosure <i>Wholesale TRID LPC Loans Only</i></p>	<p>Investment Loans Closing in an LLC</p> <p>Articles of Organization</p> <p>Operating Agreement</p> <p>Federal Tax ID</p> <p>Certificate of Good Standing</p> <p>2nd Liens</p> <p>Income Documentation must meet requirements below</p> <p>Ineligible Doc Types: WVOE and P&L Only</p> <p>Ineligible Borrowers: Foreign National & ITIN</p>
Required Documents per Income Documentation Type	
<p>Full Documentation – Wage Earner</p> <p>Most recent paystub(s) reflecting 30 days of pay</p> <p>Most recent 1 or 2 years W2</p> <p>Full Documentation – Self Employed</p> <p>Proof of 2 years Self-Employment</p> <p>1 or 2 years most recent tax returns (business and personal w/ all schedules)</p>	<p>Bank Statement</p> <p><u>One</u> of the following:</p> <p>Completed LGX Bank Statement Analysis OR</p> <p>Completed NQMF Business Narrative Form (one for each business)</p> <p>Proof of 2 years Self-Employment</p> <p>Proof of Borrower(s) ownership percentage</p> <p>Most Recent 12 or 24 months bank statements</p> <p>Most Recent 2 months business bank statements (if using personal accounts to qualify)</p> <p>3rd. Party Expense Statement or P&L</p> <p>Note: if 3rd Party Statement is not provided, 50% Expense Ratio will be applied</p>
<p>P&L Only or P&L w/ 2 months Bank Statement</p> <p>Proof of 2 years Self-Employment</p> <p>Proof of Borrower(s) ownership percentage</p> <p>Most Recent 12 or 24 months 3rd. Party P&L statement</p> <p>Most Recent 2 months bank statements as applicable</p> <p>*Required for 2nd Liens</p>	
<p>1099</p> <p>Most Recent 1 or 2 years 1099 statements</p> <p>Proof of YTD income if 1099 is > 90 days from note date (bank statements or employer printout)</p>	<p>Written VOE Only Ineligible for 2nd Liens</p> <p>WVOE directly from the employer (email or fax)</p> <p>Most Recent 2 months bank statements reflecting deposit amounts from the employer</p>
<p>Asset Utilization</p> <p>Most Recent 3 months asset statements for all accounts to be used for qualifying</p>	<p>DSCR</p> <p>Proof of Rental Income: Current Lease or 1007</p>
<p>Foreign National Borrower Ineligible for 2nd Liens</p> <p>Valid Unexpired Passport & VISA</p> <p>Foreign National – Full Doc Wage Earner</p> <p><u>One</u> of the following:</p> <p>Current, YTD and Previous 2 years earnings documentation from the country of origin OR</p> <p>WVOE or Letter from employer documenting current salary, previous 2 years & YTD Income</p> <p>Foreign National – Full Doc Self Employed</p> <p>Proof of 2 years Self Employment</p> <p>CPA Letter with most recent 2 years income & YTD Earnings</p> <p>Foreign National - Asset Utilization - DSCR</p> <p>Refer to requirements above</p>	<p>ITIN Borrower Ineligible for 2nd Liens</p> <p>ITIN Approval Letter (CP-565)</p> <p>Unexpired ID (VISA, Passport or Driver's License)</p> <p>ITIN – Full Documentation Wage Earner</p> <p>WVOE proving most recent 1 or 2 years previous income</p> <p>Most Recent 1 or 2 years tax returns</p> <p>ITIN – Full Documentation Self Employed</p> <p>Proof of 2 years Self-Employment</p> <p>Most Recent 1 or 2 years tax returns (business and personal w/ all schedules)</p> <p>ITIN – Bank Statement – 1099 - Asset Utilization</p> <p>Refer to requirements above</p> <p>Note: Proof of 2 years ITIN payments to the IRS will be required – refer to guidelines for acceptable evidence</p>
Mortgagee Clause: All States Except NY	Mortgagee Clause: NY Properties Only
<p>NQMFunding, LLC ISAOA/ATIMA 4800 N Federal Highway Building E, Suite 200 Boca Raton, Florida 33431</p>	<p>Great Home Mortgage of NY in Lieu of true name NP, Inc ISAOA/ATIMA 4800 N Federal Highway Building E, Suite 200 Boca Raton, Florida 33431</p>

Complete the information below & submit this form to NQMF *only when LoanNex Results are unavailable*

Program:	Doc Type:		
Loan Purpose:	Loan Amount:	Appraised Value:	Purchase Price:
Occupancy:	Property Type:	Product Type:	Term:
Interest Rate:	Interest Only:	2/1 Buydown	Prepayment Penalty: