



Borrower First Name/Last Name: _____

Co-Borrower First Name/Last Name: _____

SUBMISSION TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING

iQM INVESTOR

Complete loan files = quicker turnaround times

To: Loan Processor - We hope this handy checklist will assist you in getting your loan approved quickly!

Guidelines	
COVER LETTER	<input type="checkbox"/>
INVESTOR WORKSHEET	<input type="checkbox"/>
SUBMISSION FORM "Skinny Package"	<input type="checkbox"/>
1003: SIGNED initial 1003 Signed and dated the BIG6 app date by LOAN OFFICER w/NMLS: Must show all info verified in your loan file, sufficient cash to close the transaction, included all current PITIA <u>on all properties owned</u> , and gross rents received on all rental properties.	<input type="checkbox"/>
LE FEE WORKSHEET STANDARD (all fees associated with the loan)	<input type="checkbox"/>

CREDIT CREDIT CREDIT CREDIT CREDIT

CREDIT REPORT: Must not have open disputes, Min 3 trades, 1 trade (open or closed) must have 24 mos. seasoning, 1 trade (open or closed) with at least \$5K high credit limit.	<input type="checkbox"/>
CREDIT EXPLANATION: Explain any inquiries within the last 120 days & provide statements on any new account(s) established that do not show up on credit report or state "no new accounts established".	<input type="checkbox"/>
MORTGAGE HISTORY OR RENTAL HISTORY: current rating using VOM / VOR for current primary residence.	<input type="checkbox"/>
IF PRIVATE PARTY LENDER OR LANDLORD: need 12 mos. canceled checks & copy of Note (or rental agreement) to verify monthly pmt. amount and due date.	<input type="checkbox"/>

ASSETS - BANK STATEMENTS (all pages must be submitted) - FUNDS TO CLOSE & RESERVES

RESERVES & FUNDS TO CLOSE: Need 2 full months of all bank accounts needed to show proof	<input type="checkbox"/>
GIFT LETTER - SIGNED if applicable (We do not need donor's ability, just proof funds are transferred to borrower or <u>wired to escrow/closer</u>).	<input type="checkbox"/>

NON OWNER OCCUPIED SUBJECT AND OTHER REAL ESTATE

RENTAL AGREEMENT ON SUBJECT: If N/O/O refinance loan or if purchase with existing tenants. Otherwise market rents will be taken from the appraisal or current amt. whichever is less. PROPERTY MUST DEBT SERVICE 1:1	<input type="checkbox"/>
PROOF OF EXPERIENCE- PROVIDE LEASE/RENTAL AGREEMENT (expired or current) WITH PROPERTY PROFILE	<input type="checkbox"/>
CASH OUT LETTER DESCRIBING BUSINESS PURPOSE (if applicable).	<input type="checkbox"/>
IF OTHER REO IS OWNED FREE & CLEAR - PROVIDE EVIDENCE ex: Property Profile	<input type="checkbox"/>
HAZARD INSURANCE & COPY OF TAX BILL ON OUR SUBJECT N/O/O	<input type="checkbox"/>
TAX BILL AND HAZARD INS. AMT. ON OTHER REAL ESTATE OWNED purchased in the last year if it is financed. (if applicalble)	<input type="checkbox"/>
VOM ON ALL RENTAL PROPERTIES OR ALL MORTGAGES MUST BE RATED ON CREDIT REPORT FOR LAST 12 MOS. (No more than 1 x 30 Mort. Late in last 12 mos.)	<input type="checkbox"/>

PROPERTY INFO SUBMITTED @ time of submission...

PURCHASE CONTRACT	<input type="checkbox"/>
ESCROW INSTRUCTIONS	<input type="checkbox"/>
PRELIMINARY TITLE REPORT W/PLAT MAP & 24 MO. CHAIN OF TITLE HISTORY	<input type="checkbox"/>
APPRAISAL PACKAGE AND INVOICE (1007 is also required)	<input type="checkbox"/>

Product Codes:

iQM Investor	iQM Investor 5/1 LIBOR ARM	IA51IN
	iQM Investor 7/1 LIBOR ARM	IA71IN
	iQM Investor 10/1 LIBOR ARM	IA101IN
	iQM Investor 15 Year Fixed	IF15IN
	iQM Investor 30 Year Fixed	IF30IN
	iQM Investor 5/1 LIBOR ARM Interest Only	IA51INIO