



NEEDS LIST FOR LOAN APPROVAL



Thank you for choosing **Terence Flannigan** and **First Capital** to provide your home financing. In order to complete the loan application process, we respectfully request that you provide us with the documentation listed below. Because time is of the essence in processing your loan, your prompt response to this request will help ensure the transaction proceeds quickly and smoothly .

Items Needed:

- Tax Returns for the past two years (please include all schedules, and re-sign the copy in BLUE ink).
 - Copy of Extension being filed if past filing date.
- W-2's for the past two years and/or 1099's for the past two years.
- Most recent pay check stubs covering 1 month.
- Most recent bank statements covering 2 months. All pages.
- Most recent statement showing balance of 401K and retirement accounts.
- Copy of Drivers License. All borrowers. Feel free to take picture via cell phone and send to me.
- Current Mortgage Statement; if refinance.
- Current Home Owners Insurance Declaration Page, if refinance.
- Name & Number of current of Insurance Policy Agent, if purchase.

If Self-Employed

- Self-Employed applicants will need to furnish:
 - Last 2 years corporate/partnership tax returns
 - A recent financial statement
 - A signed P&L for the most recent quarter (Y-T-D)
 - Copy of Business License

If Applicable:

- Award Letter and most recent check from Social Security, Retirement or Pension income
- Rental/Lease Agreements on any income properties you own.
- Copy of Final Divorce Documents. Marital Settlement Agreement, if separated.
- Canceled checks as evidence of Spousal/Child support income (12 months).
- Final Settlement Statement (HUD-1) for any property sold within the last year (proceeds of sale)
- Living Trust Agreement.
- Most recent statement for all mortgage loans.
- Rental/Lease on the property you are currently occupying.
 - Landlord Info: Name: _____ Phone #: _____

Please forward ALL items to Terence Flannigan at: TerenceFlannigan@FirstCapital MTG.com