

HOMEBUYER DOCUMENT CHECKLIST

Dear Future Homebuyer,

NIFA is pleased to help you throughout your homebuying experience. To better prepare you, we came up with a list of documents required to process a NIFA loan. Along with these documents, all homebuyers must complete an approved Homebuyer Education class prior to closing on your new home. These classes can be accessed online or in person and many are free of charge!

Please note that your Participating Lender will require additional documents in order to process your mortgage loan.

If you have any questions at all, do not hesitate to contact the NIFA Homeownership Team.

We wish you the best of luck on the purchase of your future home!

Sincerely,

The NIFA Homeownership Team



We work for you!

10.2017



The following is a list of NIFA required documents you will need to provide to your Participating Lender:

- Fully accepted purchase agreement.
- Copy of your last three years signed federal tax returns (includes a non-borrowing spouse).
 - a. If you do not have copies, your Participating Lender can order tax transcripts from the IRS.
 - b. If you were not obligated to file taxes, we need an explanation as to the reason why they were not filed.
- Copy of W-2's for the most recent tax return.
- Copy of current paycheck stub for all income sources for a 30-day consecutive period (includes a non-borrowing spouse and non-borrowing occupant).
 - a. If your paycheck stub does not show 30 consecutive days of pay, you will need to provide paycheck stubs for the last 30 days.
 - b. Social Security award letter or VA disability letter.
- Proof of child support or alimony (if received).
- Self employed borrowers must provide a current YTD profit and loss statement.
- Copy of current bank statements for the recent 30-day period.
- Copy of most recent retirement and investment account statements.
- Copy of homebuyer education completion certificate.
- Copy of DD214 for qualified veterans.