Docs needed single family owner occupied:

- GTLO application completed in full and signed by all borrowers.
- Lead Inspection report (all pages)
- 2 bids/proposals from 2 deleading contractors – contractor and you sign the one you will choose to go with.
- Copy of contractor's license and liability insurance
- Copy of most recent mortgage statement
- Copy of most recent real estate tax bill and water/sewer bill
- Copy of homeowner's declaration page showing annual premium
- Copy of most recent deed with no watermark (deed cannot be in the name of a trust or LLC)
- Copy of most recent 60 days of paystubs showing YTD earnings for all borrowers
- Evidence of any other monthly income for most recent 60 days (SSI award letter/annual pension letter, etc) if applicable for all borrowers
- Last 2 years W2 forms
- If self employed last two years of signed 1040s with all schedules, YTD P&L

Docs needed if multifamily owner occupied:

- Most recent year federal tax return with all schedules
- All docs above

Docs needed if landlord loan:

- All docs listed under single family owner occupied and the below
- Most recent mortgage statement for all properties owned by landlord.
- Copy of deed for subject property only (deed cannot be in the name of a trust or LLC)
- Most recent real estate tax bill, water & sewer, and homeowners declaration page (only on property being deleaded)
- Most recent signed 1040's w all schedules
- Affidavit certifying tenants' income (additional income documentation is not required – we provide affidavit)
- Copies of leases if the subject property was not owned by applicant previous year.
- We will use 75% of actual rents, or 50% or market rents if vacant and subtract from all monthly mortgage obligation, including the lead paint loan. Positive cash flow will be added income and negative cash flow will be added to debt.

Docs needed if Nonprofit Borrower:

- 501 (c) (3)
- Audited financial statement.
- Unaudited YTD Letter
- Evidence of signatory authority