

QM Wholesale Loan Submission Checklist

TBD

Required Documents: AUS, Authorization to pull credit (authorization must be dated prior to the credit report) and Full Income Documents.

Required Documents – Full Submission

Credit Report: Must be less than 90 days old. Government Loans Only: Non-borrowing spouse credit report required in a community property state (AZ, AK, CA, ID, LA, NV, NM, TX, WA, WI). Debts must be listed on the 1003/New URLA and in 3.2/3.4.

AUS uploaded and released to FGMC via DO or ran through the FGMC Portal (unless indicated in the AUS Requirements)

Purchase Contract (Purchase Only on full submissions)

MI Quote (if applicable) Click MI button next to desired floated/locked rate to obtain and print

Income (N/A on non-credit qualifying VA IRRRLs and Streamlines)

Wage Earners: One Paystub

Social Security or VA benefits: Copy of Award Letter and 1099s

Pension Income: 1099s

Self-Employed: Tax Returns per AUS

Required Documents for FHA

FGMC Lender ID: 7516800814

The documents in this section are required for FHA loans, in addition to the documents required in the Required Documents section.

Initial 92900-A: Completed, Signed and Dated

Initial 1003/New URLA: Signed and Dated by Borrower(s) & LO

Streamline Only

Mortgage Only Credit Report with Scores

Payoff Demand

Mortgage Note & Current Statement

Required Documents for VA

FGMC Lender ID: 6852450000

The documents in this section are required for VA loans, in addition to the documents required in the Required Documents section.

VA Certificate of Eligibility (COE)

Initial 1802-A (completed and signed)

Borrower(s) Using Entitlement: _____

VA Condo: [Evidence VA Approved](#)

IRRRL Only

Mortgage Note & Current Statement

Mortgage Only Credit Report with Scores (or Tri-Merge Credit Report)

LIN IRRRL Case Number

VA IRRRL Maximum Mortgage Worksheet

No Income listed on initial 1003/New URLA

Hazard Policy

Payoff Demand Statement

Tax Cert

VA Certificate of Eligibility

Prelim Title Report

Required Documents for USDA

The documents in this section are required for USDA loans, in addition to the documents required in the Required Documents section.

Borrower Authorization (only required when FGMC re-pulls or reissues credit)

RD 3555-21 Request for Loan Guarantee

Initial 1003/New URLA: Signed and Dated by Borrower(s) & LO

Streamline Assist Only

Mortgage Note & Current Statement

Payoff Demand Statement

Additional Documents Recommended (optional)

Appraisal

LOX, if applicable

Transcripts as required by AUS

Power of Attorney and Trust Documentation

Title Commitment/Prelim Title w/24 mos. Chain of Title

Copy of 2nd lien/HELOC Note required for subject properties with subordinate liens

Condo Questionnaire, if applicable

Notes