

REQUIRED ITEMS FOR ALL SUBMISSION PACKAGES:

Required for all submission items - must be uploaded to www.LHFSW-eXPRESS.COM (Submission to include, but not limited to the following):				
Documentation	Flex Standard	Flex 12 Mo Bank Statements	Flex 24 Mo Bank Statements	Flex Business Bank Statements
LHFS Wholesale loan number created at: www.LHFSW-eXPRESS.COM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1008 - / Transmittal Summary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Initial 1003 completed – signed by borrower and LO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 months Personal Bank Statements from the same account, and P&L Statement covering either the same 2-year period as the bank statements or the most recent 2 calendar years; and YTD P&L is required if the 2-year P&L is greater than 120 days old at time of closing.	-	<input type="checkbox"/>	-	-
24 months Personal Bank Statements from the same account, and P&L Statement covering either the same 2-year period as the bank statements or the most recent 2 calendar years; and YTD P&L is required if the 2-year P&L is greater than 120 days old at time of closing.	-	-	<input type="checkbox"/>	<input type="checkbox"/>
Verification business has been in existence for 2 years		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verification borrower is 100% owner of business	-	-	-	<input type="checkbox"/>
Assets sourced or seasoned for 60 days (most recent 2 months' statements)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copies of passport and unexpired visa OR an I-797 form (Notice of Action) with valid extension dates AND an I-94 form (if applicable – Non-U.S. Credit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Credit Report - Tri Merged NOTE: Regarding NON-US Credit ONLY – If borrower does not meet standard tradeline requirements, must provide: Three open accounts with a 2-year history must be documented for each borrower reflecting no late payments (A 2-year housing history can be used as tradeline, U.S. credit accounts can be combined with letters of reference from verifiable financial institutions in a foreign country to establish the 3 open accounts and an acceptable credit reputation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VOR/VOM and/or canceled rent checks if mortgage and rental payments are not reflected on credit report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Divorce decree or separation agreement, complete bankruptcy papers, credit explanation letters, and or miscellaneous credit documentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Earnest Money (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fully Executed Purchase Contract and/or Escrow Instructions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Income Documentation: Current Paystubs with YTD income, Award Letters – total of 30 days, recent and consecutive	<input type="checkbox"/>	-	-	-
Income Documentation: W2's/1099's and Tax Returns for the most recent 2 years (if Self-Employed also include year-to-date P&L if loan application is dated more than 120 days after end of business tax year)	<input type="checkbox"/>	-	-	-
Income for rental property, if applicable: Current Lease Agreement and evidence of deposit and 75% of the current lease minus the full PITIA OR 75% of the appraiser opinion of rent and an additional 3 months PITIA	<input type="checkbox"/>	-	-	-
Housing Events and bankruptcies in the most recent 2 years must be explained by the borrower with a signed letter of explanation. Housing and consumer lates ≥ 60 days in the last 12 months also require written explanation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOE regarding inquiries in the past 90 days	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Title Report – 24-month chain of title and dated within 30 days of submission.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signed 4506-T	<input type="checkbox"/>	-	-	-

REQUIRED INITIAL DISCLOSURES: [SIGNED & DATED BY BORROWER(S)]

- [Affiliated Business Arrangement Disclosure.](#)
- [Anti-Steering](#) [3 options provided and an indication of which option was chosen, signed by borrower(s)].
- Credit and/or Borrower Authorization.
- E-Sign Act Consumer Disclosure.
- Fair Lending Notice (CA only).
- Initial Fee Worksheet.
- [Issuance of Loan Estimate \(LE\) / Intention to Proceed Certification \(NOI\).](#)
- Privacy Policy Disclosure.
- Servicing Disclosure Statement.
- Settlement Service Provider List.
- [Social Security Verification Form](#) – **Must be on LHFS form.**
- Verbal Credit Authorization signed by LO if credit was pulled prior to Disclosure.

LOSS PAYEE MORTGAGE CLAUSE ON PROPERTY INSURANCE (HAZARD / FLOOD)

Land Home Financial Services, Inc., ISAOA
P.O. Box 961292
Fort Worth, TX 76161-0292

PLEASE NOTE: Loans that meet Qualified Mortgage requirements and eligible under a standard agency program (FNMA, FHLMC, FHA, VA, USDA, and GSE) are ineligible and do not qualify for this Expanded Non-QM Product. Loans must be submitted through either Fannie Mae DU or Freddie Mac LP to ensure the Borrower does not qualify for a Qualified Mortgage ("QM"). AUS findings must state either "Refer" or "Approve/Ineligible." Non-QM loans that meet ATR requirements and expanded program guidelines are eligible.



Equal Housing Opportunity Lender. Please note that all information is provided for informational purposes only, for the exclusive use of licensed mortgage professionals, and not for distribution to the public. This information does not represent an offer or commitment to enter a loan agreement by Land Home Financial Services, Inc. (LHFS). Not all programs are available in all areas and rates and costs stated do not apply to all loans made. LHFS's underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. LHFS only conducts business in approved states. LHFS is an Equal Housing Opportunity Lender. For complete licensing information go to <http://www.nmlsconsumeraccess.org>. Corp NMLS #1796.