



Making a difference in families' financial lives.

Having all pages of your most current bank statements and avoiding unusual deposits will help to assure a smooth mortgage approval process. 😊



- **Document the source and purpose of all deposits not associated with your job.** If possible try to avoid deposits not related to your paystub. Please call us with any questions on this as we will have to show where the money for the down payment comes from. Underwriters want to know you are not borrowing the money and so that is why they are so concerned about deposits that are not from your paycheck.
- **Always provide ALL numbered pages of each account statement.** "Page 1 of 8" may be nothing more than a cover sheet. Unfortunately, underwriters don't know that unless they see it. We generally need most recent 2 months.
- **Make copies of all checks and deposit slips** and keep them together. If you are borrowing against your retirement account, this is allowed but we will need to show a complete paper trail of all deposits (for example tax refunds, bonus checks, etc..).
- **Track transfers too.** We'll need statements for both accounts involved. If it is a gift from a family member, please consult with us for the proper process to follow. We can forward you a gift letter to fill out if needed.
- **Don't deposit cash and checks together,** as this will be much harder to document. It's best not to make cash deposits unless you can clearly document the source of the funds.
- **Following these steps will make it easy to prove that funds going into your accounts are not borrowed.** Even private loans have corresponding payments, so underwriters have to be certain to account for all debts.

