

Documents You Need to Get Pre-Approved for a Conventional Loan



If you're employed and get regular paychecks, plus a W-2 every year, and you're not going through FHA, USDA, or an incentive-buying program, these are the documents you need to apply for mortgage pre-approval:

Identification (one of these, which you will need to show in person)

- Driver's license
- Passport
- Other state- or federal-issued ID

Income

- Pay stubs for the last 30 days
- Last two federal tax returns
- Last two W-2s
- Proof of any additional income (second jobs, social security, alimony, etc.)

Accounts

- Last two statements on all bank accounts — be sure to include all pages, even blank ones
- Statements for all investment and/or retirement accounts

Property

- Settlement statement from previous home sale, if applicable

Additional Documents

- Contact information for your landlord(s) for the last two years, if applicable
- Divorce decree, separation agreement, and/or property settlement agreement, if applicable
- Gift letter if a family member is helping with down payment (lender will have form)
- A letter of explanation (LOE) for late payments, collections, judgments, or other derogatory items in your credit history, if applicable

Notes: _____
