

# Documents You Need to Get Pre-Approved to Buy an Investment Property



If you're buying a property you plan to rent, these are the documents you should have on hand to apply for 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, if applicable
- Last two federal tax returns
- Last two W-2s or 1099s, if applicable
- 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 on any recent home sales
- Recent mortgage statements on all properties you own
- Proof of insurance for all properties you own
- Current leases for all rental properties you own

## 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: \_\_\_\_\_

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