Required Documents For Your Loan

Once the borrower has received their loan quote from us, they must return the signed copy, along with the required documents.

- Drivers license - color copy front & back
- Mortgage statements from current lenders for all mortgage loans on title
- Home insurance policy declaration pages to show proof the property is insured
- Photos of the property - inside & out (the lender will use the photos in lieu of requiring an appraisal)

Once these are received from the borrower, we will prepare the following for the borrower:

- Loan application – we will pre-fill the application with information we received from the quote form and we will send it to the borrower for their signature

The lender will run a soft pull credit check to verify identity (this doesn't show as an inquiry or affect credit)

==

Documents shown below may be required under the different circumstances:

If the borrower is requesting the loan for a rental property, we will request the following from the borrower:

- Copy of tenant lease agreement

For properties whose title is in the name of a Trust, we will need the following for the title company:

- Trust documents

If a property is going through probate court, we will need a copy of:

- Authorization given by the court to the person that is allowed to act for and sign for the estate

If the loan is for the purchase of a property, we will need a copy of:

- The Purchase Contract

If the loan is for a commercial unit or multi-units, we will need:

- Rent roll
- Appraisal done within the last 6 months
- Environmental report (if any is available)

Call me with any questions (951) 318-6420 or email me at cheryl@recapitalloans.com.

RE CAPITAL LOANS

Cheryl Gollnick
Real Estate & Mortgage Broker
DRE 01117664 / NMLS 1825863
(951) 318-6420
cheryl@recapitalloans.com