

Stacking Order

(Effective 12/30/09)

- ACBN Loan Submission Form / Loan registration
- Lock confirmation
- AUS Findings (FHA only: FHA Total Scorecard)
- 92900-LT (FHA only)
- Final Typed 1003 / Final typed HUD Addendum 92900-A (FHA only)
- Initial Handwritten 1003 signed and dated by all borrowers / Initial Handwritten HUD Addendum 92900-A signed and dated to 1003 (4 pages) (FHA only)
- Credit Explanation Letters/Documentation
- Credit Report (dated on or after borrower credit authorization; ACBN pulls for TPOs)
- Clear copy of Driver's License/valid picture ID for all borrowers
- Clear copy of Social Security card for all borrowers (FHA only)
- VORent (dated on or after loan application date)
- Divorce Decree/Child Support documentation (if applicable)
- Bankruptcy papers with schedules and Discharge

Income Documentation:

- Verif. of Employment (dated on or after loan application date)
- Current Paystubs (covering a 30 day period)
- W-2's / 1099's for most recent two years
- Personal tax returns for two years
- If self-employed: business returns for two years, all schedules, all pages

Asset Documentation:

- Current bank/asset/retirement statements covering a 60 day period
- Documentation regarding large deposits, if any
- Gift Letter
- Donors ability to give gift

FHA Only:

- FHA Case Number Assignment
- Clear CAIVRS
- Clear LDP/GSA reports

Contract/Appraisal/Escrow/Title:

- Purchase/Sales Agreement, fully executed
- FHA Amendatory Clause agreement/Real Estate Certification (FHA only)
- 92800.5B Conditional Commitment/Addendum Appraisal Report (6 pages) (FHA only)
- Appraisal with photos and market analysis sheet (FHA only: inspection dated on or after date case # is pulled)
- Rental survey / operating income statement (investment properties only)
- HOA certification (condos and attached PUDs only)
- Master insurance policy (condos and attached PUDs only)
- Initial deposit check and receipt
- Escrow Instructions (disregard for N. CA properties)
- Preliminary title report/preliminary HUD-1

Signed Disclosures & Authorizations (all in back for all borrowers):

- 4506 T – signed by borrower and dated within 30 days from submission
NOTE: for married borrowers, only ask the primary borrower to execute the 4506T
- GFE 2010 (dated within 3 days of application)
- Receipt of GFE and Intent to Proceed
- Truth In Lending (dated within 3 business days of application)
- Service Provider List (NOTE: if ACC retail loan officer and disclosing So. Cal Escrow for an escrow company, must include Affiliated Business Arrangement Disclosure)
- Fee Worksheet
- Fee Collection Acknowledgement
- Mortgage Loan Disclosure Statement (MLDS/GFE)
- Itemization
- Servicing Disclosure Statement
- Borrower Signature/Credit Authorization
- Notice of Applicant of Right to Receive Copy of Appraisal Report
- Credit Report/Score Disclosure
- Equal Credit Opportunity Act Disclosure (ECOA)
- CA Fair Lending Notice
- Privacy Policy Disclosure
- Mortgage Loan Origination Agreement
- Patriot Act Disclosure
- Disclosure Notices
- ARM disclosure notice, if ARM
- Affiliated Business Arrangement/Preferred Provider disclosure, if applicable



AMERICAN CAPITAL BROKER NETWORK

Other applicable program specific disclosures

ACC Originators:

- AKT Borrowers Certification and Authorization
- AKT credit report and appraisal fee disclosure
- AKT borrower authorization – mortgage loan application

FHA Only:

- HUD 92564 - For Your Protection Get a Home Inspection
- HUD Assumption Notice – Release of Liability
- HUD Appraised value disclosure
- HUD Energy-Efficient Mortgage Fact Sheet
- HUD Informed Consumer Choice Disclosure Notice
- HUD 92900B - Important Notice to Homebuyers (2pgs)
- HUD Lead Based Paint (signed by all borrowers), if build prior to 1978
- HUD/FHA Identity of Interest Certification
- HUD 92561 - Hotel Transient (2-4 Units Only)