

Loan Stacking Form

Borrower(s): _____ Virginia Housing Loan #: _____

Lender: _____ Lender Loan #: _____

Program: _____

Contact: _____ Phone: _____ Extension: _____

Email: _____

CLOSING DOCUMENTS

- Wiring Instructions – typed and legible
- Note
- Name / Signature Affidavit
- Power of Attorney and evidence of recordation
- Deed of Trust and applicable Riders
- Tax-exempt Bond Financing Rider (Bond programs)
- Closing Disclosure fully completed and executed by all parties with all applicable addendums
- Seller CD fully executed
- Initial Closing Disclosure and evidence of receipt by consumer
- Hazard Declaration Page / Binder and paid receipt
- Condo Certificate of Insurance and HO6 policy with paid receipt
- Flood Insurance Policy or Application with paid receipt, if applicable
- Deed of Bargain and Sale
- Insured Closing Protection Letter
- Title Binder and applicable endorsements
- W-9
- Tax Information form
- Initial Escrow Account Disclosure Statement
- Outside subordinate financing documents, if applicable – include the following: Approval from subordinate lienholder specifying terms and conditions, Note, Deed of Trust
- Outside grant documents, if applicable – include approval from grantor and evidence of receipt per GSE/insurer/guarantor requirements
- Re-sale or deed restricted properties, if applicable – include the following: Covenants and Restrictions

VIRGINIA HOUSING DOCUMENTS

- Virginia Housing Delegated Approval Notice & Confirmation or Loan Approval Form
- Compliance Agreement – Exhibit CA
- Loan Submission Cover Letter – Exhibit O (Bond programs)
- Program Disclosure and Borrower Affidavit (fully executed) – Exhibit E (Pgs 1-4 for bond programs; pgs 1-2 for non-bond programs)
- Seller Affidavit (executed by all sellers) – Exhibit F (Bond programs)
- Community Hero Grant Certification (fully executed by all borrowers & Originating Lender; Community Heroes Grant, if applicable)
- First Generation Affidavit (fully executed and notarized; FirstHome Dream, if applicable)
- Post Closing Cover Letter – Exhibit P (Bond programs)
- Award Letter executed by Borrower(s) for DPA / CCA / Community Heroes Grant (Note: The Award Letter for the Plus Second Mortgage must be included in document upload for the second mortgage)
- Obligation Letter for DPA / CCA Grant / Community Heroes Grant when first mortgage is FHA (Note: The Obligation Letter for the Plus Second Mortgage must be included in the document upload for the second mortgage)
- Secondary Financing Certification / Affordable Housing Programs – Exhibit LL, if applicable
- Homebuyer Education Certificate – required for **all** borrowers that are first-time homebuyers
- Recapture Notice (Bond programs)

CREDIT DOCUMENTS

CONVENTIONAL LOAN

- PMI Certificate (over 80% LTV)
- 1008 Transmittal Form
- UCD Findings

FHA LOAN

- HUD / VA Addendum to the Uniform Residential Loan Application – Form HUD 92900A-completed and signed – Initial and Final
- Loan Underwriting and Transmittal Summary – Form HUD 92900LT
- FHA Connection Case Query for Borrower Validation _____ FHA Case Number Assignment
- Evidence of Holder and Servicer transfer in FHA connection
- Mortgage Insurance Certificate (MIC)

RHS LOAN

- RHS form 3555-21 Request for Single Family Housing Loan Guarantee
- RHS form 3555-17 Loan Note Guarantee
- RHS form 3555-18 Conditional Commitment
- RHS form 3555-19 Loan Closing Report

VA LOAN

- HUD/VA Addendum to the Uniform Residential Loan Application – Form VA26-1802a
- Loan Analysis – Form VA26-6393
- Report and Certification of Loan Disbursement – Form VA 26-1820
- VA Borrower and Lender Certifications
- Request for Certificate of Eligibility – Form VA 26-1880 & DD 214 (if applicable)
- VA Case Number or VA IRRRL LIN
- Certificate of Eligibility or Prior Loan Validation for VA IRRRLoans
- Loan Summary Sheet – Form VA 26-0286
- Statement of Service - Active Duty Only
- Counseling Checklist for Military Homebuyers- Active Duty Only
- Child Care Statement (and letter confirming amount, if applicable)
- Other: _____

CREDIT

- Initial and Final URLA completed and signed by all parties
- AUS Findings: DU LPA GUS (for RHS Loan GUS automatically pulls CAIVRS)
- Acceptable Identification (Driver's License, ID Certification)
- Credit Report Credit Supplements (if applicable)
- Inquiry Letter completed by the borrower(s) (if there are inquiries on the credit report)
- Credit explanation letter
- CAIVRs Authorization (All government) & LDP / SAM (GSA) (if applicable)
- Verification of Rent (if applicable)
- Verification of Mortgage Account (if applicable)
- Divorce Decree Separation Agreement Child Support Order
- Bankruptcy Docs
- Other: _____

INCOME

- Income Calculation Worksheet **or** Self Employed Worksheet
- Verification of Employment: Verbal or Full VOE
- Final verbal VOE and source documentation
- Independent Verification of Telephone # (Google Lookup) Third Party Verification of Business (Self-Employed)
- Paystubs
- W2 &/or 1099 forms
- Tax Transcripts – 1-2 years (Conventional)
- Self Employed: YTD P&L, Tax Returns, Business Tax Returns
- Other: _____

ASSETS

- Bank Statements (all pages)
- Verification of Deposit
- Source of Funds for deposits
- NSF Letter of Explanation
- 401K / Retirement Accounts
- Gift Funds Documentation: Letter Donor Ability Transfer Deposit W/D
- Closing Disclosure or CD for Sale of Present Home
- Other: _____

COLLATERAL

- Sales Contract and all addendums Signing Authority POA
- FHA Amendatory Clause and Real Estate Certification
- VA Escape Clause
- Appraisal Logging and submission to EAD Portal (FHA)
- 2nd Appraisal (FHA Property flip)
- UCDP SSR Forms (Conventional)
- Conditional Commitment Direct Endorsement State of Appraised Value – Form HUD 92800.5B (FHA)
- Lender Notice of Reasonable Value (LNOV) (VA)
- Appraisal including all addendums and attachments Appraiser License
- Condo Approval with all applicable condo documents
- Condo Project Certification documents (Conventional, if using this approval method)
 - FNMA Condo Project Manager (including Certificate ID, Phase ID, and Project ID), or
 - FHLMC Condo Project Advisor (including Project Assessment Request ID and Project Waiver ID)
- Inspections Final Repair Soil Treatment Termite Well/Septic Community Survey (if applicable)
- Certificate of Occupancy (CO) Building Permit Builder Cert.– HUD92541 Warranty Protection Plan (New Construction)
- VA Builder ID (New Construction)
- Plate verification (IBTS) Engineers / Foundation Inspection (Manufactured Homes)
- Flood determination with life of loan tracking
- Other: _____

GENERAL DISCLOSURES

- HOEPA / HMDA Required Information
- Appraisal Report Disclosure and Acknowledgement
- Borrower's Certification & Authorization
- Disclosure with Respect to Title Insurance

Loan Estimate Acknowledgement of Receipt of LE Notice of Intent to Proceed

Most current to initial

- Changed Circumstance (in front of the LE to which it applies)
- Required Providers Disclosure
- Settlement Service Providers
- Lock-in Agreement
- Occupancy Certificate (Mortgage Fraud Disclosure)
- Errors and Omissions Statement
- Counseling certificate
- Patriot Act
- 4506-C (form must be completed with required Virginia Housing's third party auditor information)
- Privacy Notice
- Servicing Disclosure
- ECOA
- Transfer of Servicing Notice (Hello / Good-bye Letter)
- Other: _____

FHA DISCLOSURES

- Informed Consumer Choice Disclosure Notice
- For Your Protection Get a Home Inspection
- Important Notice to Homebuyers
- Potential Home Energy Benefits
- The Importance of Home Inspection and Watch out for Lead-Based PaintPoisoning
- Other: _____

REFINANCES – AS APPLICABLE TO PROGRAM

- Virginia Housing Income Certification (if not disclosed on URLA) – Streamline Refinance
- Virginia Housing Refinance Eligibility Letter
- Net Tangible Benefit Disclosure and Worksheet
- Mortgage Payoff / updated Mortgage payment on credit report to show current for the month or must show current on payoff
- VA Interest Rate Reduction Refinancing Loan Worksheet – Form VA 26-8923
- VA Rate Reduction Certification (VA IRRRL)