

Documents You Need to Get Pre-Approved for a Job-Based Incentive Loan



Incentive-based programs (such as Good Neighbor Next Door, which provide mortgage assistance for public servants such as teachers, firefighters, police officers) have their own criteria. If you're seeking one of these mortgages, you will need these documents 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 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: _____

