



## Required Documents –Term Buster

Requirements may vary. Additional documentation may be required.

NOTE: A complete 2 year employment history is required. Self-employed income must have a 2 year history.

\_\_\_\_\_ **Fully executed forms attached:** Authorization to Release Information, Purpose of Loan, Statement of Information and Employment Status and Income Level Attestation.

\_\_\_\_\_ **Employed Applicants (Salaried, hourly employee):**

1. Paystubs for a current, consecutive 30 day period
2. W-2 for most recent two (2) calendar years

\_\_\_\_\_ **Fixed Income (SSI, Pension, IRA):**

1. One of the following
  - a. Current Award Letter
  - b. 1099 from the prior calendar year
  - c. Current bank statement showing auto deposit
  - d. Prior calendar year Federal Tax Return
2. IRA/401K Distributions only (in addition to #1 above)
  - a. Current statement confirming the account balance

\_\_\_\_\_ **Self Employed Applicants - (Schedule C) :**

1. Federal Tax returns for the most recent calendar year

\_\_\_\_\_ **Self Employed Applicants - S-Corp, Partnership:**

1. K-1's for the most recent calendar and **(If applicable)** W-2 for the most recent calendar year.

\_\_\_\_\_ **Self Employed Applicants - Corporation:**

1. Business tax returns for the most recent calendar year and **(If applicable)** W-2 for the most recent calendar year.

\_\_\_\_\_ **Rental Income:**

1. Federal Tax returns for the most recent calendar year
2. Lease agreement for any property not shown on tax returns or reported for a partial year

\_\_\_\_\_ **Alimony/ Child or Spousal Support:**

1. Recorded court documentation.
2. Child support only- proof of receipt for past 3 months

\_\_\_\_\_ **Subject Property:**

1. Current Mortgage statement – Listing current balance, loan # and monthly payment breakdown
2. Current Property Insurance
  - Homeowners Policy Declarations Page (not billing statement).
  - Condo Only- Current HOA Master Policy **AND** Walls-in/Interior Coverage Policy Declarations Page (HO6 policy).
3. PUD or Condo Only – Current HOA dues statement

\_\_\_\_\_ **All Properties Owned (Excluding those listed on tax returns):**

1. Current Mortgage statement – Listing current balance, loan # and monthly payment breakdown
2. Current Property Insurance
  - Homeowners Policy Declarations Page (not billing statement).
  - Condo Only- Current HOA Master Policy **AND** Walls-in/Interior Coverage Policy Declarations Page (HO6 policy).
3. PUD or Condo Only – Current HOA dues statement

P.O. Box 502080 San Diego, CA 92150 / Direct Line: (858) 636-3045 / Fax: (858) 636-3061

Real Estate Email: [Loan@calcoastcu.org](mailto:Loan@calcoastcu.org)

Rev. 6/6/2022



# Instructions for Submitting Loan Forms

Below are instructions to send the documents.

Please contact us at (858) 636-3045 with any questions.

## Submission Options:

- Send documents by secure email
- Bring documents to a Cal Coast branch
- Fax documents to (858) 636-3061

## Secure email instructions:

Register at <https://securemail.calcoastcu.org>.

Once registered, log in, compose a message to [loan@calcoastcu.org](mailto:loan@calcoastcu.org), attach your documents, and send.

## File requirements:

### PDF file format required

PDFs must be **unlocked** or the **password must be provided**

Attachments must total **less than 35 Megabytes** per email

Zip files or other formats are not acceptable

***The forms on the following pages are to be completed and returned (if not previously provided):***

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Real Estate Email: [Loan@calcoastcu.org](mailto:Loan@calcoastcu.org)

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## CALIFORNIA COAST CREDIT UNION AUTHORIZATION TO RELEASE INFORMATION

This information is for use in compiling a mortgage loan file for a conventional home loan. The lender may verify/re-verify information contained in my/our loan application and other documents required in connection with the loan, either before the loan is closed or as part of its quality control program. Under all loan programs the lender reserves the right to require full documentation on any loan prior to closing.

I/We hereby authorize you to release to CALIFORNIA COAST CREDIT UNION, its successors and/or assigns, for verification purposes, information and documentation concerning:

- Employment history, dates, title, income, hours worked, etc.
- Banking and savings accounts or record
- Any other information and documentation deemed necessary in connection with my real estate loan on the property located at:

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

A photographic copy of this authorization (being a photographic copy of the signature/s) of the undersigned may be deemed to be the equivalent of the original and may be used as a duplicate original.

_____		_____	
<b>Borrower's Name (Print)</b>		<b>Co-Borrower's Name (Print)</b>	
_____		_____	
<b>Borrower's Signature</b>	<b>Date</b>	<b>Co-Borrower's Signature</b>	<b>Date</b>

*WARNING: It is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United State Code Section 1014.*

AU/10-05



### PURPOSE OF LOAN

The purpose of the request for financing is for the following reason(s) (complete all that apply):

**Pay off the following Mortgage and or Home Equity Line of Credit (HELOC) loans:**

\_\_\_\_\_ \$ \_\_\_\_\_  
Lender                      Loan Balance

\_\_\_\_\_ \$ \_\_\_\_\_  
Lender                      Loan Balance

**Pay off the following credit cards and/or other loans:**

\_\_\_\_\_ \$ \_\_\_\_\_  
Lender                      Loan Balance

\_\_\_\_\_ \$ \_\_\_\_\_  
Lender                      Loan Balance

\_\_\_\_\_ \$ \_\_\_\_\_  
Lender                      Loan Balance

\_\_\_\_\_ \$ \_\_\_\_\_  
Lender                      Loan Balance

**Obtain additional cash out proceeds for the following purpose(s):**

\_\_\_\_\_  
\_\_\_\_\_

### STATUS OF HOME RENOVATIONS

Are you currently renovating the subject property of the requested loan?

Circle one:      NO      YES

If yes, please describe the work in progress: \_\_\_\_\_

\_\_\_\_\_



## Rate Lock Disclosure

Interest rates offered on 1<sup>st</sup> mortgages may change daily and are not guaranteed by California Coast Credit Union until locked. Initially, your interest rate will float (will not be guaranteed) until receipt of income documentation and the Closing Cost deposit. Once the loan is approved, your rate will be automatically locked.

### Buying Down Locked Rates

A maximum of 1.5% Points may be paid by the applicant to buy down the interest rate.

### Lock Expiration

If the interest rate should expire prior to the closing of your loan, it may result in a rate increase or lock extension fee. Loans may not be "re-locked" at new market rates. Instead, an option to extend your rate *may* be available. Requests for extensions will be reviewed on a case by case basis and price will be determined based on market conditions.

### Price Adjustments

Initial Rates and Prices quoted are based on the information you provided. If the verified information changes from initially indicated, Rates and Prices are subject to change. Examples include, but are not limited to, FICO score below 740, Loan-To-Value increasing after verifying value with an appraisal, verified property type as Condominium instead of Single Family Residence, and concurrent subordinate financing.

### Purchase Pre-Approval

Rates will not be locked at Pre-Approval. A fully executed purchase agreement must be obtained and income documents supplied prior to rate lock. Until documents have been confirmed, all rates are considered floating.

### Transfer of Servicing

At our discretion, a certain percentage of funded loans will be sold to other financial institutions.

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**Borrower's Name** (Print)

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**Co-Borrower's Name** (Print)

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**Borrower's Signature** (Date)

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**Co-Borrower's Signature** (Date)



## Employment Status and Income Level Attestation

Federal agencies, along with Fannie Mae and Freddie Mac have issued temporary guidance requiring lenders to perform additional due diligence in verifying income and employment information. The guidance includes verifying that your ability to repay a loan has not been negatively impacted by the COVID-19 pandemic.

By signing below, you affirm that:

- (1) The frequency and amount of income listed on the paystubs, W2s, 1099s, award letters, and/or tax returns you provided for qualifying purposes, remain constant and unaffected by the COVID-19 economic impact.
- (2) You are not aware of any future changes in your employment status, income levels, and/or other related employer changes that will affect your ability to repay the loan.

\_\_\_\_\_  
Borrower Name (Print)                      Date

\_\_\_\_\_  
Co-Borrower Name (Print)                      Date

\_\_\_\_\_  
Borrower Signature (Required)

\_\_\_\_\_  
Co-Borrower Signature (Required)

Statement of Information

CONFIDENTIAL - TO BE USED ONLY IN CONNECTION WITH ESCROW NO: \_\_\_\_\_

NOTE: This form is very important. It is needed to verify your identity and to eliminate judgments and liens against people with similar names.

THE STREET ADDRESS of the property in this transaction is: (If none, please leave blank)

ADDRESS \_\_\_\_\_ CITY and STATE \_\_\_\_\_

1. Improvements: [ ] Single Residence [ ] Multiple Residence [ ] Commercial [ ] Vacant Land

2. Occupied by: [ ] Owner [ ] Tenants 3. ANY CONSTRUCTION WITHIN THE LAST 6 MONTHS? [ ] YES [ ] NO

4. IF YES to No. 3, STATE NATURE WORK DONE: \_\_\_\_\_

PARTY 1

First Middle Last

Former Last Name(s), if any

Birthplace Birth Date

Social Security Number Driver's License No.

I [ ] am single [ ] am married [ ] have a registered domestic partner

Current spouse or Registered Domestic Partner (Other Than Party 2):

Name: \_\_\_\_\_

Former spouse/domestic partner (if none - check this box [ ]):

[ ] Deceased Date: \_\_\_\_\_ Where: \_\_\_\_\_

[ ] Divorce/Dissolution Date: \_\_\_\_\_ Where: \_\_\_\_\_

Children from current and/or former marriages and/or domestic partnerships

Child Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Child Name: \_\_\_\_\_ DOB: \_\_\_\_\_

PARTY 2

First Middle Last

Former Last Name(s), if any

Birthplace Birth Date

Social Security Number Driver's License No.

I [ ] am single [ ] am married [ ] have a registered domestic partner

Current Spouse or Registered Domestic Partner (Other Than Party 1):

Name: \_\_\_\_\_

Former spouse/domestic partner (if none - check this box [ ]):

[ ] Deceased Date: \_\_\_\_\_ Where: \_\_\_\_\_

[ ] Divorce/Dissolution Date: \_\_\_\_\_ Where: \_\_\_\_\_

Children from current and/or former marriages and/or domestic partnerships

Child Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Child Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Marriage or Domestic Partnership Between Parties 1 and 2

Are Parties 1 and 2: [ ] Married? Date \_\_\_\_\_ [ ] Registered Domestic Partners? Date: \_\_\_\_\_

Party 1 - Occupations for the Last 10 Years (attach an additional page, if necessary)

Present Occupation Firm Name Address From To

Present Occupation Firm Name Address From To

Party 1 - Residences for the Last 10 Years (attach additional page, if necessary)

Number and Street City, State, Zip Code From To

Number and Street City, State, Zip Code From To

Party 2 - Occupations for the Last 10 Years (attach an additional page, if necessary)

Present Occupation Firm Name Address From To

Present Occupation Firm Name Address From To

Party 2 - Residences for the Last 10 Years (attach additional page, if necessary) (if same as Party 1, write "same")

Number and Street City, State, Zip Code From To

Number and Street City, State, Zip Code From To

Have any of the above parties owned or operated a business? [ ] No [ ] Yes If yes, please list name(s): \_\_\_\_\_

I have never been adjudged, bankrupt nor are there any unsatisfied judgments or other matters pending against me which might affect my title to this property except as follows: \_\_\_\_\_

The undersigned declare under penalty of perjury that the above information is true and correct (all parties must sign)

Home # \_\_\_\_\_ Business # \_\_\_\_\_ Home # \_\_\_\_\_ Business # \_\_\_\_\_

Cell # \_\_\_\_\_ E-Mail: \_\_\_\_\_ Cell # \_\_\_\_\_ E-Mail: \_\_\_\_\_

Party 1 Signature \_\_\_\_\_ Date \_\_\_\_\_

Party 2 Signature \_\_\_\_\_ Date \_\_\_\_\_