

Positive Note Solutions

Note Seller Document Checklist

Payor / Loan Information:

- _____ 1003
- _____ Hazard insurance
- _____ Real estate contract (between home seller & home buyer)
- _____ Pay History (Bank statements showing payments, canceled checks, etc)
- _____ Note
- _____ Mortgage / Deed of Trust
- _____ Warranty Deed
- _____ Good Faith Estimate
- _____ Truth-in-lending Statement
- _____ HUD Closing Statement
- _____ Borrower credit score (Without this we must assume marginal credit)

Title Information:

- _____ Lenders Title Commitment - **FEE SIMPLE** Date _____
- _____ Title Company Invoice (to incorporate into final HUD)
- _____ Property Tax Certificate for years _____
- _____ Wiring Instructions for Title Company

Appraisal /BPO Information:

- _____ Drive by appraisal **NO** older than 60 days.

Seller Information:

- _____ Corporate resolution (if seller is a Corporation)
- _____ Articles of incorporation