**Buyer documents**

Attorney requirements:

* Government ID
* Pre-approval letter
* Offer letter
* Purchase agreement
* Earnest money check
* Home inspection report
* The home appraisal
* Title review
* Closing Disclosure
* Buyer’s agents’ agreement
* Purchase agreement
* Title insurance policy

Mortgage broker requirements:

* ID
* Tax returns
* Form 4506-T
* Last 2 years W-2s including all schedules
* Last 2 years 1099-S tax form including all schedules
* If self-employed: Last 2 years` corporate tax returns and year-to-date profit & loss statement
* Past 30 days’ Pay stubs, to include years-to-date earnings
* 2-month current bank and assets account statements including all pages
* If applicable: condominium declaration, bylaw, and budget
* If applicable: gift check and signed gift letters
* Information on debts
* Retirement account statements
* Signed credit card authorization
* Loan Estimate
* Closing Disclosure
* If applicable: purchase agreement
* If applicable: required copy of trust
* For refinance: copy of current mortgage statement; copy of current tax bill; copy of homeowner insurance bill or agent contact information; If applicable: Homeowners association due
* If you own additional real estate: copy of current mortgage statement; copy of tax bills; copy of leases; Homeowners association due; Copy of homeowners insurance bill

Other requirements:

* Homeowners insurance declaration page
* Property survey