



File Name: _____

Yes No

- Colonial's Document Checklist** (this form)
- Credit Report**
Colonial will accept a seller provided report as long as it is less than 30 days old. At present, we internally pull and review reports from all three major credit bureaus
- Authorization to Release Information or signed "Credit Application"** (req. on a simultaneous closing)
- Application on Borrower & Coborrower**
- 3 months pay stubbs, 2 years tax returns**
- Appraisal (with color pictures & interior photos)**
- Map and/or Survey** (required for all unplatted tracks or subdivisions)
- Residential Earnest Money Contract**
- Closing or Settlement Statement (HUD-1, RESPA), or other proof of down payment**
- Note/CFD** A proposed copy at submission, with original obtained at closing.
- Deed of Trust/Mortgage.** A proposed copy at submission, with original obtained at closing.
- Warranty Deed.** A proposed copy at submission, with original obtained at closing.
- Proposed Assignment to Colonial Funding Group, LLC.**
- Owner's Title Policy** (commitment for the purchaser) and **Mortgagee's Title Policy** (commitment for the seller).
- Property Insurance**
Reflecting the buyer as insured, if applicable (Declaration Page or Agent's name and telephone number)
- Tax Certificates**
- Good Faith Estimate, Truth in Lending Disclosure and Settlement Cost Booklet** (in compliance with Reg. Z and RESPA)
- Pay History** (Copy of Cancelled Check, Copy of Money Order or Bank Statement showing where deposit was made.
- Mobile Home Documentation**