The Utah & Idaho Mortgage Pre-Approval Checklist

Everything a first-time buyer needs to gather before getting preapproved | Caleb Adams Mortgage

Income Documents

- ■ Pay stubs covering the most recent 30 days
- ■ W-2 forms for the last 2 years
- ■ Federal tax returns for the last 2 years (all pages and schedules)
- ■ Self-employed: business tax returns, year-to-date P&L, and 12-24 months of business bank statements
- ■ Other income documentation: Social Security award letters, pension statements, child support orders (only if you want it counted)

Asset Documents

- ■ Bank statements for the last 2 months, all pages, every account you will use
- ■ Retirement or investment account statements (most recent quarterly)
- ■ Gift letter, if family is helping with the down payment (we provide the template)
- ■ Documentation for any large recent deposits (underwriters will ask)

Identity & History

- ■ Government-issued photo ID (and permanent resident card, if applicable)
- ■ Residence history for the last 2 years (addresses and landlord contact if renting)
- ■ Employment history for the last 2 years (names, addresses, dates)
- ■ Divorce decree or bankruptcy discharge papers, if applicable

Do NOT Do These Before Closing

- ■ Do not open new credit cards or financing (furniture, appliances, cars)
- ■ Do not change jobs without talking to your lender first
- ■ Do not move money between accounts without a paper trail
- ■ Do not co-sign for anyone
- ■ Do not make large undocumented cash deposits

Utah & Idaho Program Notes

Utah Housing Corporation programs can provide down payment assistance up to 6% of the purchase price for qualifying buyers (income limits and credit minimums apply, plus a short homebuyer education course). Idaho buyers: remember to apply for the homeowner’s exemption after closing. Rural Box Elder, Cache, and Franklin County addresses may qualify for USDA 100% financing. Ask us to check your address and programs.

Ready to start? Answer five quick questions at calebadamsmortgage.com for a free rate quote, or call (208) 943-8696.