

Wholesale Loan Submission Guide

All programs, excluding DSCR

What to include when you submit any loan program except DSCR to underwriting. For DSCR loans, use the **Wholesale Loan Submission Guide – DSCR**. A complete file up front means a faster review and a faster approval.

SECTION A ALL LOAN PROGRAMS

☐ Initial Fee Worksheet	or Corva will use Smart Fees
☐ Fully executed purchase contract and addendums	Purchase transactions only
☐ Credit report(s) for all applicants	Less than 90 days old on the submission date and re-issued in the portal
☐ Copy of the Note for private mortgages	When not reporting on the credit report
☐ Copy of the 1st lien Note	Diamond 2nd lien only
☐ AUS findings (PDF version)	QM programs: Conventional, FHA, VA, USDA

SECTION B INCOME DOCUMENTATION - QM & NON-QM FULL DOC

QM programs: document income per the AUS findings. Non-QM Full Doc: the same documents apply; the number of years depends on the doc option selected.

Wage-Earners

- ▲ Most recent paystubs covering a 30-day period with YTD earnings, and
- ▲ W-2s for the most recent 1 or 2 years, or W-2 transcripts, or
- ▲ Verification from a FNMA-approved third-party vendor (e.g., The Work Number)

Self-Employed

- ▲ Most recent 1 or 2 years of federal tax returns

Rental Income Other properties

- ▲ Most recent federal tax return (must include Schedule E), or
- ▲ Lease agreement

SECTION C NON-QM ASSET DOCUMENTATION

Accounts

- ▲ Most recent account statements (e.g., checking, savings, share or brokerage)
- ▲ Verification of Deposit
- ▲ Business accounts

Investments & Trusts

- ▲ Stocks, bonds and mutual funds
- ▲ Assets held in a trust (see full guidelines for additional requirements)

NOTES Requirements are subject to change without notice. For wholesale partner use. Corva Lending, NMLS #941606. Equal Housing Opportunity.

SECTION D NON-QM ALTERNATIVE DOCUMENTATION

Full Non-QM documentation requirements are in each program's guidelines at corvalending.com.

Self-Employed Business Narrative Form

- ▲ Required on every Alt Doc income loan

Profit & Loss Statement Only

- ▲ 12- or 24-month P&L prepared and certified by a CPA, EA, CTEC or tax attorney

Written Verification of Employment

- ▲ WVOE only:
 - FNMA Form 1005 Verification of Employment
 - 2 months of personal bank statements

Personal or Business Bank Statements

- ▲ Personal: 12 or 24 months of consecutive statements
- ▲ Business: 12 or 24 months of consecutive statements
- ▲ Greenline or PDF accepted

IRS Form 1099

- ▲ 1 or 2 years of 1099s, or 1099 transcript(s)

Rental Income Other properties

- ▲ Lease agreement

Asset Utilization

- ▲ Most recent 3 months of account statements, quarterly statements, or VOD
- ▲ Allowable assets: see program guidelines at corvalending.com

SECTION E PROGRAM SUMMARIES & FULL GUIDELINES

PROGRAM SUMMARIES	corvalending.com → Programs
FULL GUIDELINES	corvalending.com → Full Guidelines
UNDERWRITING QUESTIONS	Contact your Account Executive

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