Loan Delivery Checklist – Delegated – Non-Agency

Required Documents for All Files

- Initial and Final URLA signed by all borrowers
- Conditional Approval Notice
- Underwriting Summary (1008 or equivalent)
- Underwriting Worksheets (including Ability to Repay worksheet)
- Pre-Approved exception documentation
- UCD Findings Reports for both Fannie and Freddie showing successful status
- UCDP Submission Summary Reports for both Fannie and Freddie showing successful status
- Third-party fraud risk mitigation tool and supporting evidence
- Internal Compliance Analysis Report
- Credit Reports (including all required Letter(s) of Explanation/Credit Supplements)
- Income – documentation for all qualifying borrowers based on guidance provided in program guidelines for specific income types
- DSCR: Rental income and market rent documentation; Business Purpose & Occupancy Affidavit
- VOR/VOM as required
- 4506-C (personal and business, signed at application and at closing)
- Asset Documentation – Bank/Investment statement(s), VOD(s), gift letter, etc.
- Appraisal and all attachments (if required)
- Purchase Agreement and all addendums executed by all parties (if purchase transaction)
- Condo documentation supporting project approval
- Closing Disclosure with proof of borrower receipt 3 days prior to closing and Final CD
- Loan Estimate and any re-issued LE along with all Change of Circumstance Forms
- Flood Insurance Application and one-year paid receipt or Flood Insurance Policy, if applicable
- Flood Certification
- Credit Score Disclosure
- All Applicable Disclosures
- Amortization Schedule
- Right of Rescission Notice
- First Payment letter
- Copy of Note endorsed to Onity Mortgage Corporation by a Corporate Officer or authorized person per Corporate Resolution on file with typed name and title, with all Addendums/Schedules
- Title Binder/Preliminary Title Report with any ALTA attachments
- Entity Vesting documentation (if applicable)
- Original Note and Bailee Letter/Wiring Instructions shipped to:

  Computer Share
  ATTN: Onity Team
  275 Commerce Drive, Ste 120
  Fort Washington, PA 19034
- Survey or Plat Map (as applicable)
- Hazard Insurance Binder/Policy and one-year paid receipt. Refinances require 45 days remaining coverage
- Copy of Mortgage or Deed of Trust marked as a Certified True Copy (CTC) with all applicable Riders attached
- Power of Attorney (if applicable) with property address
- MIN Number registered with MERS
- Interim/Corporate Assignments (if applicable) assigned to MERS, signed and notarized, must reference legal description, must carry notary stamp or seal
- Payment history if payments have been made
- Trust Documentation (if applicable)
- Subordination Agreement (if applicable)
- Condo/PUD Approval or Questionnaire (if applicable)
- Initial Escrow Account Statement, if impounds required
- Escrow Waiver Letter (if applicable)
- Property Tax Information Sheet – proof of payment if taxes are due within 60 days following Note date
- Any other applicable documents for the specific loan