



Loan Information Check List

All items checked below must be received to Process your Loan

All Loans

- Copy of drivers license for all borrowers (front & back)
- Most recent year W-2 form
- Most recent paystubs for a full 30 days with name & year-to-date income
- Social Security, Retirement & Pension Income and/or copy of current awards letter
- Most recent bank statements for all accounts (make sure all pages are included)
- Check for \$425.00 to Franklin Synergy Bank (\$75 Application Fee / \$350 Appraisal Fee)
- **For FHA Loans – 2 years most recent W-2 forms and most recent 2 months bank statements

Self Employed

- Complete copies of most recent 2 years Personal Tax returns (Copy of extension if one has been filed)
- Complete copies of most recent 2 years tax returns for all Corporations, S-Corporations, Partnerships, and LLC's

If Applicable

- Copy of recorded bankruptcy schedule & discharge with explanation letter
- Divorce decrees & property settlement agreements on all divorces signed by judge
- Alimony and child support income / copies of most recent 12 months checks, front and back and / or deposit slips to show receipt of income each month as stated in divorce decree

Purchase Loans

- Original sales contract signed by all parties & TN Residential Property Condition Disclosure
- Copy of contract on present home or settlement statement from for sale of present home
- Name and phone number of insurance agent you will be using on new property

Refinance Loans

- Copy of owner's title policy from original purchase
- Copy of present mortgage statement or coupon book
- Copy of present homeowners insurance or agents name and phone number