



CLUBWEALTH®

Buyer Tip Sheet

Dear Buyer,

Please use this tip sheet so you'll know what to expect when buying property.

- You must have a valid Driver's License (if no Driver's License, 2 forms of ID are required. A government issued ID or passport may work - check with your lender) prior to applying for a loan.
- Please do not transfer money at all from your accounts.
- Please do not let anyone pull your credit AT ALL.
- No bounced checks.
- 2 paystubs and 2 months bank statements (No cash or mattress money can be used).
- 2 year history of tax returns.
- Tax returns - IRS CODE 2106 - unreimbursed business deductions will count against you.
- Child care credits counts against you in VA and USDA loans
- Do you own other properties? Mortgage statements and rental income may be provided.
- EMD's (Escrow Deposit): Cashier check from YOUR bank account only (Unless your blood relative gives you a gift, they must provide their bank statements to the lender).

We hope this info is helpful to provide the smoothest transaction possible. This is not a substitute for lender advice, so please contact your lender if you have any questions.

Best regards,

Your World Class Admin