

## **Required Documents**

**A list of Recommended Documents to perform a Certified Forensic Loan Audit are provided below:**

1. Signed Borrower's Authorization to Release information
2. Lender's Closing Instructions (if available)
3. HUD-1 Settlement Statement
4. Uniform Residential Loan Application (FNMA 1003)
5. Promissory Note with all endorsements, modifications, attachments, riders, addendums, etc.
6. Mortgage/Deed of Trust / Security Instrument with all endorsements, modifications, attachments, riders, addendums, etc.
7. Prepayment Rider (if applicable)
8. Initial Truth in Lending Disclosure
9. Final Truth in Lending Disclosure
10. Section 32 Disclosures (if applicable)
11. Good Faith Estimate
12. Broker Fee Agreement (if applicable)
13. Rescission Notice/ Right to Cancel (if applicable)
14. Mortgage Insurance Certificate (if applicable)
15. Escrow/Impound Disclosure Statement
16. Escrow Waiver

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***The following documents are not required but may expand the scope of the Forensic Audit:***

1. All State Disclosures
2. Property Tax Bill (for the cycle in which the loan was transacted)
3. Sales Contract with all Addendums (if applicable)
4. Hazard Insurance Documents
5. FEMA Standard Flood Hazard Determination