



FHLB Des Moines COVID/Remote Collateral Review Loan Documentation List

Loan file documentation:

- Payment History (life of loan)
- HUD statement and closing disclosures (SFR only)
- Promissory note / Modifications / Loan Agreement (if applicable)
- Guaranty documents
- Recorded mortgage (including Exhibits)
- Final title work
- Appraisal / Valuation
- Flood determination (if applicable)
- Flood insurance (if applicable)
- Environmental Reports (Executive Summary only)

Underwriting Documentation:

- Loan Approval Presentation/Underwriting Transmittal Summary/Credit Approval/Lender Comment/or other documentation memorializing DTI or DSCR as applicable
- Tax returns/W2s/Financials (income verification) – Only required if not on the Loan Approval Presentation
- Most recent annual review (Commercial and Agriculture Groups only)
- Application (SFR only)
- Verification of employment and assets (SFR only)
- Repayment ability analysis (SFR only)

Loans to individuals:

- Credit report - at origination and/or most recent modification (SFR Only)

Loans to LLC / Partnership / Corp / Other

- Borrowing resolution or other authorization
- Evidence of existence/good standing (most recent)

Loans Secured by Chattel

- Security Agreement
- UCC filing
- UCC lien search
- Other Lien Acknowledgements (i.e. vehicle titles, deposits, FAA)