

House Due Diligence Documents

Financing			
Document Title	Source	Reason	Fees
Original Uniform Residential Loan Application	Bank or Mortgage Company who financed your home	Verify who is on the mortgage	Free
Loan Estimate / Truth in Lending Disclosure	Bank or Mortgage Company who financed your home	Verify terms of loan	Free
Last two mortgage statements	Bank or Mortgage Company you currently send your payments to.	Verify current status of loan (current, past due, etc)	Free
Written mortgage Pre- Qualification or Pre-Approval from a mortgage lender	Mortgage lender agreeing to refinance the home.	Verify person keeping the home has qualified for a loan to do so.	Free
Title			
Title Search	Any title company	Verify who is on title to the home	Varies – Approx \$250
Lien Search	Any Title Company	Identify any liens against the home	Free or nominal fee
Legal Description	RCS-D™ or title company	Complete description	Free
Deed or other conveyance Instrument	Any Title Company	Show who is on the deed	Free
Property Tax Statement	County Recorder or RCS-D™	Verifies if taxes are current	Free
Insurance			
C.L.U.E. Report	FREE C.L.U.E. Report: 1-866-312-8076 http://www.lexisnexis.com/risk/factact	Verify insurance score	Free
Homeowners Insurance Declaration page	Current home owners insurance agent	Verify who is primary on the homeowners insurance policy	Free
Homeowners Insurance Policy	Current home owners insurance agent	Verify policy coverage	Free
Home Condition			
Home & Termite inspection	Any Reputable Home Inspector	Verify condition of the home and identify any potential costly defects.	Varies – Approx \$350.
Photographs of the property	Taken as needed by your and/or the home inspector	Verify condition of the property and document problem areas.	Included with home inspection. Free if you do them yourself.

Home Value			
Appraisal	Licensed appraiser	Establish market value of the home	Varies – Approx \$400
Comparative Market Analysis	Licensed real estate agent	Establish market value of the home	Free