



2510 Red Hill Avenue, Santa Ana, CA 92705 | 949.390.2688 | www.JMACLending.com

Zuma Non-QM Submission Checklist

Loan Number:	
Program:	
Borrower(s) Name:	

Check Loan Qualification (Only One) and circle the number of Year(s) or Month(s)

<input type="checkbox"/> 1 or 2-Years Full Doc	<input type="checkbox"/> WVOE	<input type="checkbox"/> 1099	<input type="checkbox"/> Asset Depletion
<input type="checkbox"/> 12 or 24-Months Personal B.S.	<input type="checkbox"/> 12 or 24-Months Business B.S.	<input type="checkbox"/> 12 or 24-Months P&L CPA, EA, CTEC	

Required for All Qualification Types

Note: Brokers utilizing JMAC Initial Disclosure Generator only need to provide the highlighted items for submission.

- Disclosures:** Borrower's Cert & Auth*, ECOA, Fair Lending Notice (CA only), Homeowner Counseling Disclosure & List, Initial 1003(signed), Intent to Proceed, Loan Estimate (LE), Patriot Act, Anti-Steering Disclosure (not required for BPO loans), ARM Disclosure (if applicable), Patriot Act Disclosure, CA Mortgage Broker Agreement (if applicable), **Affiliated Business Disclosures (if applicable)**, Certification of EConsent & eSign (if applicable), Written List of Service Providers, (WLSP), Social Security Verification (SSA-89)*
- Supporting Documents:** **Preliminary Title Report (refi only)**, **Purchase Contract (If applicable)**, **Escrow Instructions (if applicable)**
- For properties owned not including subject property:** Copy of the mortgage coupon, tax bill, and home insurance declaration page including premium and HOA bill (if applicable)

***Wet signatures may be required prior to closing**

Full Doc Requirements

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| <ul style="list-style-type: none"> <input type="checkbox"/> 1 Month Paystubs <input type="checkbox"/> 1 or 2-Years W-2s <input type="checkbox"/> 1 or 2- Years Tax Returns | <ul style="list-style-type: none"> <input type="checkbox"/> For borrowers with ownership in a company: 1 or 2-Years-K1s <input type="checkbox"/> For borrowers with ≥ 25% ownership on K-1s: 1 or 2-Years Business Tax Returns <input type="checkbox"/> For borrowers with ≥ 25% ownership: 4506-C for all businesses <input type="checkbox"/> 2 Months Bank Statements of DP, Closing or Reserves if applicable |
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- WVOE** – 2 Years history WVOE **NOTE:** Do not include paystubs, tax returns, 4506C, W-2s.
- Asset Depletion** – Provide 3 months bank statements or a VOD for Assets use for income consideration.
- 1099** – Provide 1099 + (10% haircut for expense or 3rd Party Prepared P&L)
- 12 or 24- P&L prepared by CPA, IRS Enrolled Agent (EA), or CTEC**

Chose Bank Statements Qualification Options (NOTE: Provide all pages of the Bank Statements)

If Personal bank statements qualification is used, 2 months business bank statements are required.

- (1)** 12 or 24-Months Personal or Business (Fixed Expense Ratio 50%)
- (2)** 12 OR 24-Months Personal or Business + Expense Statement from Third Party
- (3)** 12 or 24-Months Bank Statements + P&L prepared by third party
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** Credit report is good for 45 days from submitted date.

Provide Any Critical Information Underwriter Should Know such as Credit Concerns / Exception Requests: