



NonQM Loan Submission Requirements

Review each section below and submit once all applicable documents are ready.

REQUIRED DOCUMENTS FOR ALL TRANSACTIONS

ALL TRANSACTIONS

- ☐ Initial 1003
- ☐ Most recent bank statement
- ☐ Title fee sheet
- ☐ RateRail results — if unavailable, complete this form and include in the submission package
- ☐ Credit report dated within 90 days
- ☐ Borrower Certification Form (if Rockstone is pulling credit)
- ☐ Purchase contract (as applicable for purchase)
- ☐ Copy of EMD check / receipt (as applicable for purchases)
- ☐ Anti Steering Disclosure for wholesale TRID LPC loans

INVESTMENT LOANS CLOSING IN AN LLC

- ☐ Articles of Organization
- ☐ Operating Agreement
- ☐ Federal Tax ID
- ☐ Certificate of Good Standing

REQUIRED DOCUMENTS PER INCOME DOCUMENTATION TYPE

FULL DOCUMENTATION — WAGE EARNER

- ☐ Most recent paystub(s) reflecting 30 days of pay
- ☐ Most recent 1 or 2 years W-2

FULL DOCUMENTATION — SELF EMPLOYED

- ☐ Proof of 2 years' self-employment
- ☐ 1 or 2 years most recent tax returns (business and personal w/ all schedules)

P&L ONLY OR P&L W/ 2 MONTHS BANK STATEMENT

- ☐ Proof of 2 years self-employment
- ☐ Proof of borrower's ownership percentage
- ☐ 12 or 24 months most recent 3rd party P&L statement
- ☐ 2 months most recent bank statements as applicable

DSCR

- ☐ Proof of rental income: current lease or Form 1007

WRITTEN VOE ONLY

- ☐ WVOE directly from the employer (email or fax)
- ☐ 2 months' most recent bank statements reflecting deposit amounts from the employer

FOREIGN NATIONAL BORROWER

- ☐ Valid unexpired passport & visa
- ☐ Proof of 12-month housing history

FOREIGN NATIONAL — FULL DOC WAGE EARNER

- ☐ 2 months' most recent paystubs with YTD earnings
- ☐ One of the following: 2 yrs tax returns; 2 yrs W-2 equivalent from country of origin; or WVOE documenting previous 2 yrs' & YTD income

FOREIGN NATIONAL — FULL DOC SELF EMPLOYED

- ☐ CPA letter with 2 years' most recent income & YTD earnings

FOREIGN NATIONAL — ASSET UTILIZATION OR DSCR

Refer to requirements above.

BANK STATEMENT

- ☐ Completed Bank Statement Analysis OR Business Narrative Form (one per business)
- ☐ 12 or 24 months' most recent bank statements
- ☐ Proof of 2 years' self-employment
- ☐ Proof of borrower(s) ownership percentage
- ☐ 2 months most recent business bank statements (if using personal accounts to qualify)
- ☐ 3rd party verification (if expense ratio is under 50%)

1099

- ☐ 1 or 2 years' most recent 1099 statements
- ☐ Proof of YTD income if 1099 is more than 90 days from note date (bank statements or employer printout)

ASSET UTILIZATION

- ☐ 3 months most recent asset statements for all accounts used for qualifying

TIP INCOME

- ☐ WVOE proving 1+ years in the current job
- ☐ 2 months' most recent bank statements supporting tip income

ITIN BORROWER

- ☐ Valid ITIN card
- ☐ Unexpired ID (visa, passport, or driver's license)

ITIN — FULL DOCUMENTATION WAGE EARNER

- ☐ WVOE proving most recent 1–2 years previous income
- ☐ 1 or 2 years most recent tax returns

ITIN — FULL DOCUMENTATION SELF EMPLOYED

- ☐ Proof of 2 years' self-employment
- ☐ 1 or 2 years most recent tax returns (business and personal w/ all schedules)
- ☐ YTD P&L statement signed by borrower(s) with most recent 2 months bank statements aligning to P&L good-thru date

ITIN — BANK STATEMENT / 1099 / ASSET UTILIZATION

- ☐ Refer to requirements above. Proof of 2 years' ITIN payments to the IRS required — see guidelines for acceptable evidence.

MORTGAGEE CLAUSE

ALL STATES EXCEPT NY

Quintess Funding, LLC
 ISAOA/ATIMA
 3501 Algonquin Rd., Suite 300
 Rolling Meadows, Illinois 60008

NY PROPERTIES ONLY

Quintess Funding, LLC
 ISAOA/ATIMA
 3501 Algonquin Rd., Suite 300
 Rolling Meadows, Illinois 60008

COMPLETE BELOW & SUBMIT TO ROCKSTONE ONLY WHEN RATE RAIL PREQUAL RESULTS ARE UNAVAILABLE

PROGRAM		DOCUMENTATION TYPE	

LOAN AMOUNT	APPRAISED VALUE	PURCHASE PRICE

LOAN PURPOSE	OCCUPANCY	PROPERTY TYPE

INTEREST RATE	PRODUCT TYPE	TERM

INTEREST ONLY	2/1 BUYDOWN	PREPAYMENT PENALTY

Questions on submission requirements? Call the scenario desk at (866) 281-3111 or email sales@rockstonewholesale.com.

PROGRAM QUICK REFERENCE

A' Alpha Prime	A Alpha	B Beta
J Jumbo	Δ Delta	Z Zeta — Foreign Nat'l
Γ Gamma — Multi-Unit	Ω Omega — NonQM Jumbo	PM Private Money
BR Bridge	FL Flip	Σ Sigma — 2nd Mtg/HELOC
SC Small Commercial	CM Commercial	CN Construction