



BRIDGE-TO-SALE

Minimum Requirements for Initial Underwriting Submission

REQUIRED INCOME DOCUMENTATION

IRS Form 1040 (individual tax returns) for most recently filed previous two years – *NO state returns.*

- **Note:** DTI is calculated; however, Ability to Repay (ATR) limits don't apply.

REQUIRED ASSET DOCUMENTATION

Personal bank/brokerage statements (all pages including blanks) for most recent two months.

- **Note:** Cash out may be used to meet 12-month reserve requirement, however the requested statements are mandatory to demonstrate Borrower's personal liquidity.

REQUIRED PROPERTY DOCUMENTATION

Provide Listing Agreement with all pages included.

Note: The property MUST be active on the Multiple Listing Service prior to Funding (PTF).

For Investment Properties, provide current Lease Agreement.

Completed Bridge Appraisal Service Request Form to be emailed to:
AppraisalReview@axosbank.com

- **Note:** The form can be found at <https://www.axosbank.com/Partners/Wholesale-Correspondent-Portfolio-Lending/Forms-and-Guidelines>
- **Note:** The Bridge Appraisal Service Request Form and Fee Quotes MUST be received prior to Axos disclosing the loan.

Loan amounts greater than \$1.5M require two appraisals: one engaged by Axos Bank's Residential Appraisal Manager and one ordered from an Axos Bank approved AMC; loan amounts equal to or less than \$1.5M require an appraisal engaged by Axos Bank's Residential Appraisal Manager.

- **Note:** All appraisals require comparable rent survey (Form 1007) to be included with report.

ADDITIONAL DOCUMENTATION AS NEEDED

Refinance transactions must include Preliminary Title Report/Title Commitment (check rate sheet for ineligible states).

If real estate investor, an SREO (Schedule of Real Estate Owned) dated within 30 days of application is required. <https://www.axosbank.com/-/media/Axos/Documents/Partners/WCPL/Forms/Schedule-Real-Estate-Owned>