

Trust Deed Investments

412 So. Western Ave., Sioux Falls, SD. 57104
Phone (605) 339-0625 Fax (605) 271-6669

Document Minimum Submission Checklist

Complete the information section:

Seller's Name:	_____		
Phone Number:	_____	Fax #:	_____
Mobile Number:	_____	e-mail:	_____
Borrower's Name:	_____	Social Security #	_____
Co-Borrower's Name:	_____	Social Security #	_____
Address of Property:	_____		

Please submit documentation (for each contract file) in the order listed below: _

DOCUMENTS:

- Copy of Signed Real Estate Lien Note with endorsements, (if applicable)
- Copy of Signed Recorded Deed of Trust or Mortgage with Assignments, (if applicable)
- Copy of Recorded Warranty Deed vesting interest in current owner
- Copy of Closing Statement or HUD-1 Settlement Statement
- Manufactured Homes:
Titles must be surrendered as per state requirements, and property must be considered and taxed as Real Property.
- IF Contract for Deed or Land Contract; Copy of Contract for Deed or Land Contract, (if applicable)

IF SELLER IS CORPORATE ENTITY (Corporation or LLC):

- Copy of Articles of Incorporation, Corporate Resolution and Certificate of Good Standing for the Seller.
- Verify who will be Signing _____ and their titles _____

CREDIT REPORT:

- Credit Report – Borrower and Co-Borrower *(If Available)*.
- Borrower information – Names, Addresses, Phone Numbers and Social Security Numbers.**
- Seller information – Names, Addresses and Phone Numbers.**

PAY HISTORY:

- Pay history – completed, signed and dated by Seller
- Payoff documentation on any existing underlying liens.

APPRAISAL:

- We will order and pay for a Drive appraisal with pictures-from licensed appraiser.

TITLE, TAXES AND INSURANCE:

- Copy of Commitment for Mortgagee's Title Policy insuring seller.
In Contract for Deed or Land Contract sales; Commitment for Owners Title Policy.
Where Title Insurance was not issued at closing, we will order a commitment for Title Policy at the seller's expense.
- Hazard Insurance Declaration Page

INITIAL INFORMATION:

- Signed Agreement between Seller and Broker