

Closing Checklist

Documents to send to Closing for Georgia Dream 1st and 2nd Mortgage Loans (excludes Peach Advantage)

This checklist includes only the items that are unique to the Georgia Dream First and/or Second Mortgage Loans; closers must also send usual loan documents to closing.

MORTGAGE MAY NOT BE REGISTERED WITH MERS

First Mortgage Loans:

FHA Loan:

<input type="checkbox"/>	1.	FHA Note
<input type="checkbox"/>	2.	FHA Deed to Secure Debt* MORTGAGE MAY NOT BE REGISTERED WITH MERS
<input type="checkbox"/>	3.	Form SF-40 - "Tax-Exempt Financing Rider"*
<input type="checkbox"/>	4.	Form SF-46 - "Mortgagor's Closing Affidavit"
<input type="checkbox"/>	5.	Form SF-50 - "Notice to Purchaser of Potential Recapture Tax"
<input type="checkbox"/>	6.	Form SF-61 – Pgs. 1-2 "Notice of Assignment, Sale or Transfer of Servicing Rights"
<input type="checkbox"/>	7.	Final signed 1003 and HUD Addendum by lender and borrower(s)

VA Loan:

<input type="checkbox"/>	1.	VA Note
<input type="checkbox"/>	2.	VA Deed to Secure Debt*
<input type="checkbox"/>	3.	Form SF-40- "Tax-Exempt Financing Rider"*
<input type="checkbox"/>	4.	Form SF-46 - "Mortgagor's Closing Affidavit"
<input type="checkbox"/>	5.	Form SF-50 - "Notice to Purchaser of Potential Recapture Tax"
<input type="checkbox"/>	6.	Form SF-61 – Pgs. 1-2 "Notice of Assignment, Sale or Transfer of Servicing Rights"
<input type="checkbox"/>	7.	Final signed 1003 by lender and borrower(s)

Conventional or USDA/RD Loan:

<input type="checkbox"/>	1.	FNMA or FHLMC Note
<input type="checkbox"/>	2.	FNMA or FHLMC Deed to Secure Debt*
<input type="checkbox"/>	3.	Form SF-40 "Tax-Exempt Financing Rider"*
<input type="checkbox"/>	4.	Form SF-46 - "Mortgagor's Closing Affidavit"
<input type="checkbox"/>	5.	Form SF-50 - "Notice to Purchaser of Potential Recapture Tax"
<input type="checkbox"/>	6.	Form SF-61 – Pgs. 1-2 "Notice of Assignment, Sale or Transfer of Servicing Rights"
<input type="checkbox"/>	7.	Final signed 1003 by lender and borrower(s)

Georgia Dream Second Mortgage Loans :

<input type="checkbox"/>	1.	Form SF-81 - "Down Payment Acknowledgment Form"
<input type="checkbox"/>	2.	Form SF-82 - "Georgia Dream Second Mortgage Note", or
<input type="checkbox"/>	3.	Form SF-84 - "Georgia Dream Second Mortgage Subordinate Security Deed"*** and
<input type="checkbox"/>	4.	Final signed 1003 by lender and borrower(s)

* These documents must be recorded.

** This document must be recorded after the First Mortgage Deed.