

Closing Checklist

Documents to send to Closing for Georgia Dream 1st and 2nd Mortgage Loans

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.