

Loss Mitigation Documentation Requirements

To expedite Triad Guaranty approvals of your non-delegated loss mitigation efforts, please include the following documents with your request.

Payment Forbearance / Repayment Plans

Triad Certificate#
Loan Term
Cure Date
Borrower Contribution, if applicable
Reason for Default
Payment Amount

Loan Modifications

Triad Certificate#
Old and New UPB
Old and New Term
Old and New Rate
Old and New Maturity Date
Capitalization Amount- itemized breakdown of capitalized amount
List of Fees and Amounts- such as loan mod fees, late fees and NSF fees
Amount of Borrower Contribution, if applicable
1st Payment Due Date
Payment Effective Date
Reason for Default

DIL

Triad Certificate#
3rd Party Interior Value BPO or Appraisal
Estimated Payoff good through DIL Transfer Date
Borrower's Financials and Hardship Letter
Estimated Foreclosure Time Frames
Copy of Listing Agreement (must be listed at FMV for the last 90 consecutive days)
Copy of Title Search

Short Sale

Triad Certificate#
Borrower's Contact Info: phone, address, email
Copy of Borrower's Itemized Financial Statement: monthly net income and assets (other real estate, checking, savings, 401K, stocks, bonds, etc) and monthly expenses (food, credit cards, insurance, utilities etc).
Borrower's Hardship Letter/Reason for Default
Offer/Sales Contract (make sure Buyer's name is notated)
Estimated Net Sheet/HUD-1
Second Lien Holder: Yes or No
Payoff Statement or screen print good through closing
Recent (within last 4 months) interior BPO/Appraisal, including repair addendum and photos.

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