



Loan Documents Expiration Dates

Most loan documents are valid for a limited period of time for Underwriting purposes.

Below are some of the basic loan documents and their expiration dates.

In all cases, a loan must disburse/fund prior to the document's expiration date except for the appraisal.

The loan must close within 180 days of the appraisal report date.

DOCUMENT	VALID FOR
Appraisals	180 days (HECM)
Bank/Asset Statements	60 days (HECM)
CAIVRS Report/ (Federal Debts)	120 days (HECM)
Credit Reports	120 days (HECM)
Counseling Certificates	180 days (HECM)
Employment Income Documents (Paystubs)	120 days (HECM)
Flood Certificates	No Expiration Date
LDP/SAM/Exclusionary List Verification	120 days
Termite/CL100 (Wood Destroying Insects Report)	90 days (HECM)
Title Documents	120 days (90 days in TX)
Social Security Income Documents	1 year (need most current years' Awards Letter or Benefit Statement)

In addition, here are some non-document expiration dates:

Item	Valid For
Expected Rate	Rate is "frozen for 120 days from FHA Case Number Assignment date
FHA Case Number	180 days