**Checklist for Review**

1. What should you review
   1. Documentation
      1. In file
      2. Accurately completed
      3. Signed by all necessary parties
   2. Regulatory compliance
      1. TILA
      2. HMDA
      3. RESPA
      4. MDIA
      5. Fair Lending
      6. HOEPA
      7. State Compliance
   3. Guideline adherence
      1. LTV, CLTV, FICO and Reserve requirements met
      2. Exceptions documented
      3. Approval signatures in file
   4. Random sample borrower forensic review
      1. Employment
      2. Income documentation
      3. Residency status
      4. Occupancy status
   5. Random Sample appraisal review
      1. Original Value supported
      2. Market trends accurate
      3. All adjustments and comparables within guidelines
      4. Income Property has all associated schedules
      5. Appraiser’s license valid
      6. Current value (i.e. BPO)