

Home Equity Lending Application Checklist



Already submitted your home equity application or thinking about applying?
Nice! We'll let you know if we need anything else as part of the Home Equity application process.

The additional information we would request for your application could include:

Proof of income and financial documentation¹

If you are a salaried employee:

- Pay stubs – copies of your most recent pay stubs (past 30 days)
- W-2 forms – copies for the past 2 years
- Work history – explanation of employment gaps of 1 month or more

If you are self-employed:

- Tax returns – copies of signed personal and business tax returns from the past 2 years for each business, including schedules and attachments and Profit and Loss balance sheets²

Other sources of income

If applicable, we will also need:

- Documentation from additional sources of income (e.g., Social Security Awards Letter, leases and recent tax returns for rental income)

Additional documentation

We may also request:

- Tax assessment
- Trust agreement – if applicable
- Mortgage statement – if applicable, statements and/or escrow analysis statements

Documentation required for loan closing

The following will be required at, or prior to, your closing:

- Your photo identification – driver's license, state picture ID, U.S. military ID or U.S. passport are acceptable
- Payoffs – if you'll be using your line of credit to pay off bills or debt, you need to provide the amount, payee name, billing address and account numbers
- An evaluation of your property – if an interior evaluation is also needed, your lending specialist will contact you to discuss the best time the appraiser or broker can reach you to set up an appointment
- Insurance – proof of homeowners insurance
- Flood insurance (if needed)

Your loan closing will occur at the TD Bank location of your choice.

Important Disclosures

Loans subject to credit approval. Equal Housing Lender

¹ Any substantial changes in income from year to year will require an explanation.

² Self-employed net income is used instead of gross income.