

Mortgage refinance checklist: what you need to refinance your home

Track down necessary documents ahead of time to help speed up the refinance process. Here are the main records you'll need and where to find them:

REFINANCE DOCUMENTATION CHECKLIST	
WHAT YOU NEED	WHERE TO FIND IT
<input type="checkbox"/> Credit score and history	annualcreditreport.com or your lender
Current mortgage details <input type="checkbox"/> Interest rate <input type="checkbox"/> Unpaid principal balance <input type="checkbox"/> Maturity date	Most recent mortgage statement or original paperwork
<input type="checkbox"/> Estimated home value	Redfin.com , Realtor.com , or other online resource
<input type="checkbox"/> Recent pay stubs, at least two	Physical paystubs or online employer records
Tax documents, last two years <input type="checkbox"/> W2 for wage earners <input type="checkbox"/> 1040 for self-employed or commissioned	Tax software provider or tax preparer. Your mortgage lender may assist with this
Recent asset statements <input type="checkbox"/> Bank accounts <input type="checkbox"/> Retirement plans <input type="checkbox"/> Investment accounts	Online or in person at your financial institutions. All pages needed including blank ones
Documented debts that don't appear elsewhere <input type="checkbox"/> E.g. child support	Varies depending on document needed
<input type="checkbox"/> Homeowners insurance declaration page	Online insurance account or original paperwork
<input type="checkbox"/> Divorce decree , if you pay or receive child support or alimony	Original document, or copy from court clerk's office or department of records
Letters of explanation for credit issues <input type="checkbox"/> Dings on credit history <input type="checkbox"/> Gaps in employment	You'll write this yourself. Resources are available online for assistance
Award letter or proof of receipt <input type="checkbox"/> Social security <input type="checkbox"/> Pension payments	Original letter, online at mySocialSecurity.com , or by calling the Social Security office

Tips for shopping around and helpful questions to ask

Compare multiple lenders to find the best deal on your refinance closing costs and interest. These questions can help you evaluate lenders and save more on your new mortgage:

QUESTIONS TO ASK BEFORE REFINANCING

WHAT TO ASK	WHAT TO LOOK FOR
<input type="checkbox"/> Can you provide a loan estimate?	Verify the true cost of the loan, including interest, APR, closing fees, and any other fees
<input type="checkbox"/> How is your refinance loan better than my current loan?	The refinance should have a distinct financial benefit for you
<input type="checkbox"/> How much interest will I pay on this loan versus what's remaining on my current loan?	Make sure you won't end up paying more in interest due to a longer loan term
<input type="checkbox"/> What are the closing costs and fees involved?	Refinance savings should pay for closing costs within a couple years
<input type="checkbox"/> What's the maturity date on this refinance loan?	Make sure you're comfortable with the extended loan period
<input type="checkbox"/> Will the mortgage fully amortize (be paid off) during its term?	In some cases, there will be a second "balloon" payment at the end of the loan term
<input type="checkbox"/> Will there be a tax impact if I refinance?	Many lenders require you to find this out yourself, but it doesn't hurt to ask
<input type="checkbox"/> Are the terms of this loan subject to change in the future?	Make sure the favorable terms aren't subject to change unless that's what you expect, such as with an adjustable rate loan

For more information and insights on how, if, or why to refinance your home, see [our complete guide to refinancing](#)