BUYREADYHQ WORKSHEET

Down Payment & Funds Source Map

Map every dollar you'll bring to closing. Lenders require every source to be documented and "seasoned" — usually visible in your accounts for 60+ days, or accompanied by a paper trail. Surprises here delay closings.

Step 1 — Funds needed at closing

Category	Estimated amount
Down payment	
Closing costs (2–5% of loan)	
Prepaids (taxes, insurance, interest)	
Reserves lender requires post-closing	
Moving + immediate move-in costs	
A. Total cash needed	

Step 2 — Sources of funds

Source	Amount	Documentation needed
Checking / savings		2 months statements
Money market / CDs		Statements + maturity dates
Brokerage (non-retirement)		Statements + sale confirmations
401(k) / IRA (loan or withdrawal)		Terms + tax impact
Sale of current home		Signed contract or closing statement
Sale of vehicle / other asset		Bill of sale + deposit proof
Gift funds (family)		Gift letter + donor bank statement
Down payment assistance program		Program approval letter
Employer / relocation assistance		Written offer terms
Bonus / tax refund		Pay stub or IRS record
B. Total sources		

Step 3 — Gap check

B – **A =** _______________ If negative, you have a shortfall. Options: extend timeline, lower price range, add a lower-down-payment loan (FHA, conventional 3–5%), or research down payment assistance in your state.

Documentation reminders

• Large deposits (usually 50%+ of your monthly income) will be flagged and must be explained.

• Avoid moving money between accounts unnecessarily — every transfer creates a paper trail.

• Gift funds require a signed gift letter and the donor's bank statement showing the source.