Land Lease + Mortgage Company Checklist

Banner Bank

Dawn Holden

SVP, Consumer Direct Director

Land Trust/CLT & Property Documents

- Ground Lease Agreement (99-year renewable)
- Land Trust/Ground Lease Homeowner Eligibility Verification
- Land Trust/Ground Lease Approval of the Loan Terms

Lender Requirements

- Lender must be approved to finance Land Lease properties
- Use an Agency-Eligible Ground Lease
- Appraisal completed using Land Lease guidelines
- Deed restrictions reviewed by underwriting
- Ground Lease rider

Buyer Documents

- Income documentation (pay stubs, W-2s, taxes)
- Ground Lease/Land Trust Homebuyer Education Certificate
- Proof of minimum down payment (If any)
- Signed acknowledgment of resale restrictions

Property-Specific Requirements

Title company confirms ground lease is insurable

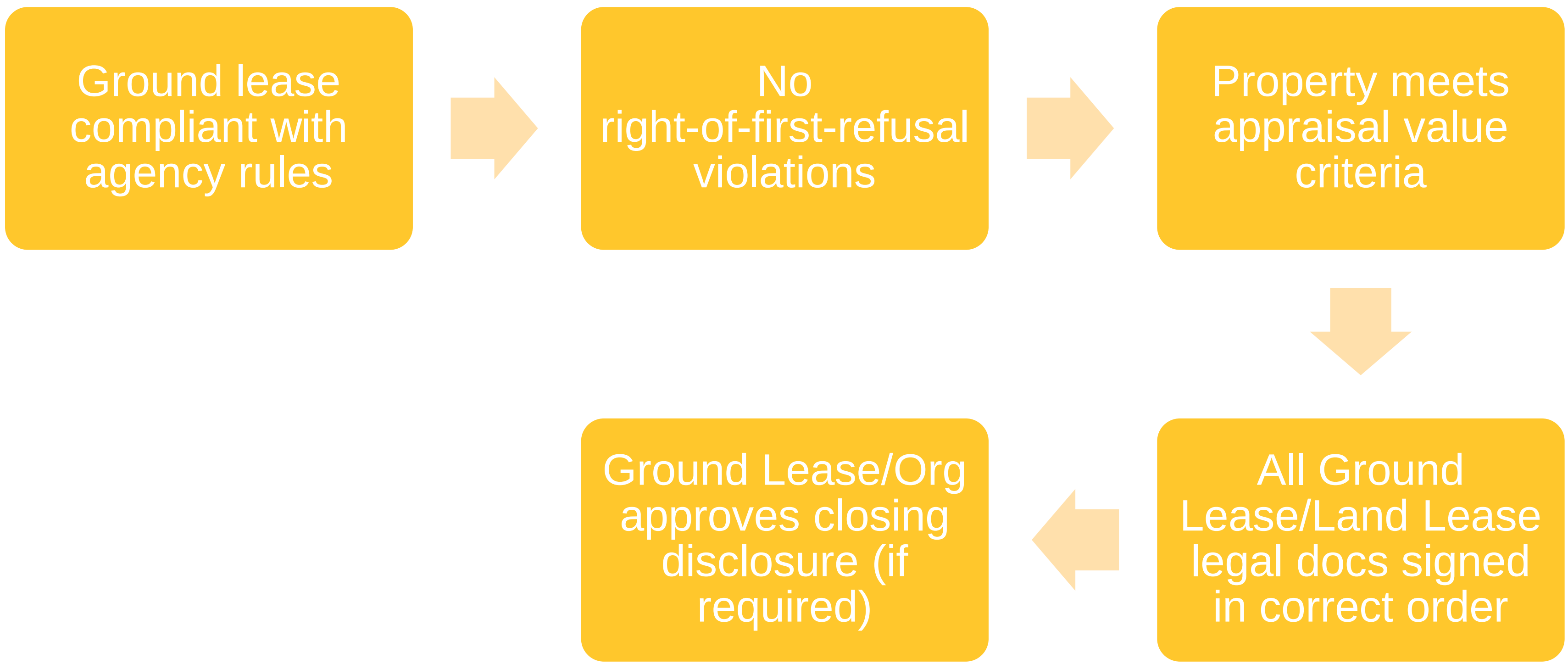
Leasehold interest properly recorded Trust subordinate mortgages or affordability liens reviewed

Insurance coverage reflects Ground Lease/Land Lease requirements

HOA documentation (if applicable)

How will property taxes be handled.

Underwriting Review



Closing Checklist

- Final Ground Lease executed
- Ground Lease/Land Trust Consent to Mortgage completed
- Ground Lease/Land Trust Option to Purchase acknowledged
- Note + Mortgage include Ground Lease/Ground Lease riders
- Title insurance reflects leasehold interest
- Ground Lease/Land Trust included in closing package (if required)

Post-Closing Requirements

Recorded ground lease returned to Ground Lease/Org

Escrow sends final documents to Ground Lease/Org

Links

FNMA Checklist:
https://singlefamily.fanniemae.com/media/20406/display

FNMA Ground Lease Rider:
https://singlefamily.fanniemae.com/media/14536/display

FAQ's:
https://singlefamily.fanniemae.com/media/24896/display

Portal: Shared Equity Certification | Fannie Mae

Questions?

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