Acceptable Proof of Funds Documents for CASH OFFERS

1. **Bank Statement –** a recent checking, savings, or money market account statement dated within the last 30 days, clearly showing the buyer's name and full account balance. *Account numbers may be redacted, but the name and balance must remain visible.*

2. **Letter from Bank or Financial Institution –** must be an official, signed document on bank letterhead confirming the buyer's name and that they hold sufficient liquid funds to cover the full purchase price. *The letter must be dated and include contact information for verification.*

3. **Proof of Liquidated Investment Account –** a statement showing the recent sale of stocks, crypto, mutual funds, or bonds with proceeds deposited into a liquid account. *Supporting documents may include trade confirmations or transaction history showing the liquidation and deposit.*

4. **Escrow Account Verification –** a letter from an attorney, title company, or escrow agent confirming the amount of funds currently held in escrow under the buyer's name. *The letter must be on official letterhead, include the date, and contain contact information for verification.*

5. **Certified Financial Statement –** document prepared and signed by a licensed CPA verifying the buyer's liquid assets available for the purchase. *Commonly used by high-net-worth individuals with multiple accounts or complex holdings.*

6. **Hard Money or Private Lender –** a letter from the lender confirming guaranteed funds for the purchase that are not contingent upon further approval or underwriting. *The letter must be dated, signed, on official letterhead, and include the lender's contact information for verification.*

The Following are NOT ACCEPTABLE Proof of Funds for Cash Offers:

- *Pre-approvals or pre-qualification letters (these are for financed offers).*
- *Screenshots without name/date/balance.*
- *Unverified cryptocurrency wallets.*
- *Handwritten statements.*

Pre-Approval Letter Requirements For FINANCED OFFERS:

- Issued within the last 30 days
- Includes buyer’s full legal name(s) exactly as written on the purchase agreement
- Clearly identifies the loan amount and loan type (e.g., FHA, Conventional, VA, USDA)
- Specifies the property type being financed (e.g., single-family residence, condo, land, etc.)
- Confirms the buyer’s credit, income, and assets have been verified by the lender
- Signed by a licensed loan officer and includes the name of the lending institution
- Provides the loan officer’s contact information (phone number and email) for verification
- ***Buyers with a Loan Commitment Letter or full credit underwriting approval are strongly encouraged to disclose this status at the time of submission.***

The Following are NOT ACCEPTABLE for Financed Offers:

- *Generic approval letters that do not specify loan type, amount, or buyer name.*
- *Approval letters with vague approval language.*
- *Handwritten statements.*