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2026 CalHFA Dream For All



The 2026 "Audit-Ready" Pre-Approval Checklist

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THE 2026 "AUDIT-READY" PRE-APPROVAL CHECKLIST

To secure your **DFA Lender Pre-Approval Letter**—which is required before you can even enter the state lottery—gather these documents immediately.

1. IDENTITY & ELIGIBILITY (THE "FIRST-GEN" ESSENTIALS)

Because the 2026 program is specifically for first-generation buyers, these are non-negotiable:

- Valid Government ID:** Driver’s license, passport, or state ID (must not be expired).
- Proof of CA Residency:** A utility bill or cell phone bill if your ID address isn't current.
- Parental Information:** Full names, birth dates, and current addresses for all parents (required to verify first-generation status).
- Foster Care Records:** If applicable, court documents or verification letters (these can override parental ownership requirements).

2. INCOME VERIFICATION (THE "AUDIT-READY" CORE)

Our processors will review these to ensure your **DTI (Debt-to-Income)** ratio is accurate for 2026 standards:

- Pay Stubs:** Your most recent 30 days of consecutive pay stubs.
- W-2s:** Official copies from the last two years (2024 and 2025).
- Tax Returns:** Federal 1040s from the last two years (every single page and schedule).
- Self-Employed?** You will need a Year-to-Date (YTD) Profit & Loss statement and two years of 1099s/Business tax returns.

3. ASSET DOCUMENTATION

Lenders must prove you have the funds for your 5% maximum contribution (if applicable) and closing costs:

- [] **Bank Statements:** The last 60 days of statements for checking, savings, and money markets. **Pro Tip:** Include every page, even the blank ones—underwriters flag missing "blank" pages as potential hidden accounts.
- [] **Retirement Accounts:** Your most recent quarterly 401(k) or IRA statement.
- [] **Gift Letters:** If family is helping, we need a signed letter stating the funds are a gift, not a loan.

4. REQUIRED EDUCATION CERTIFICATES

You cannot receive a voucher without completing two specific courses:

- [] **Standard Homebuyer Education:** Through a CalHFA-approved provider (like eHome).
- [] **Shared Appreciation Education:** A separate, program-specific certificate required for the DFA loan.

THE "FUNDING LAB" QUICK WIN: THE 24-HOUR REVIEW

Our Unique Insight: In a lottery system, speed to entry is everything. While other lenders may take a week to issue a pre-approval, our workflow aims to have your "Audit-Ready" letter in your hands within 24 business hours of receiving your full document package.

Don't miss the March 16th deadline. Once you have established an account with us you will be able to security upload your documents to get started.