



TIB – The Independent Bankers Bank  
*www.mybankersbank.com*

4506-T 2017 Tax Transcripts  
Requirement  
**Update**  
October 17, 2018

**CONVENTIONAL FINANCING:**

Completed & signed 4506 T form(s) must be included as part of each closing package.

W2 wage earner; non-self-employed borrower(s) – No transcripts required to validate income.

Borrower(s) using tax returns to document income; to include self-employment, non-taxable social security, non-taxable retirement, etal, must provide the following:

**UPDATE: Tax Return Extensions for 2017 have expired therefore all loans must contain 2017 tax returns/transcripts as applicable**

- 2016 & 2017 tax transcript
- Current borrower signed 2018 YTD P&L
- Self-employed with 1120S or 1065; provide current 2 yrs. business tax transcript as stated above
- For retired borrowers: In cases where the borrower is not required to file a tax return, the IRS transcripts are still required, showing “No record of return filed”, plus supporting income documentation.

**GOVERNMENT FINANCING:**

Completed & signed 4506 T form(s) must be included as part of each closing package.

All government loans to be purchased by TIB will require current 2 yrs. tax transcripts.

**UPDATE: Tax Return Extensions for 2017 have expired therefore all loans must contain 2016 tax returns/transcripts as applicable**

- 2016 & 2017 tax transcripts
- Current borrower signed 2018 YTD P&L
- For salaried borrowers, provide 2016 & 2017 transcripts
- Self-employed with 1120S or 1065; provide current 2 yrs. business tax transcript as stated above
- For retired borrowers: In cases where the borrower is not required to file a tax return, the IRS transcripts are still required, showing "No record of return filed", plus supporting income documentation.

If you have questions please contact your assigned Account Executive (AE):