Large Deposit Log

Record unusual deposits when they happen — not months later, reconstructing from memory.

On a conventional loan, a large deposit has an actual definition: any single deposit exceeding 50% of your total monthly qualifying income, evaluated on the most recent two months of statements. It applies on purchase transactions when the funds are needed for your down payment, closing costs, or reserves. FHA and VA use a different measure entirely, tied to property value rather than income.

YOUR THRESHOLD

Monthly qualifying income .... $ ______

50% of monthly qualifying income — your large-deposit threshold .... $ ______

> *Any deposit above that figure should be ready to explain, with paperwork, before your lender asks. If part of a deposit is already traceable — a tax refund, for instance — only the untraceable portion counts toward the threshold. The underlying principle holds regardless of the exact number: any deposit that does not obviously match your normal income pattern needs an explanation.*

DEPOSIT LOG

Date	Amount	Account	Source of funds	Docs on hand
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐

DOCUMENTATION ON HAND FOR EACH

- ☐ Copy of the check, wire confirmation, or transfer record
- ☐ Statement from the originating account showing the withdrawal, dated close to the deposit
- ☐ Signed gift letter, if the funds were a gift
- ☐ Bill of sale or settlement statement, if from an asset sale
- ☐ Letter of explanation tying the deposit to its source

> *If funds are a gift, sending them directly to escrow or the closing agent — where the program allows it — is usually the simpler path. It skips the extra step of documenting the transfer from the donor's account into yours.*

Prepared by ______________________ Date ______________