

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name _____ SSN _____
 Co-Borrower Name _____ SSN _____
 Property Address _____

Property Type	Project Classification	Occupancy Status	Additional Property Information
<input type="checkbox"/> 1 unit	<input type="checkbox"/> Freddie Mac <input type="checkbox"/> Fannie Mae	<input checked="" type="checkbox"/> Primary Residence	Number of Units _____
<input type="checkbox"/> 2-4 units	<input type="checkbox"/> III Condo <input type="checkbox"/> P Limited Review New <input type="checkbox"/> E PUD <input type="checkbox"/> 1 Co-op	<input type="checkbox"/> Second Home	Sales Price \$ _____
<input type="checkbox"/> Condominium	<input type="checkbox"/> II Condo <input type="checkbox"/> Q Limited Review Est. <input type="checkbox"/> F PUD <input type="checkbox"/> 2 Co-op	<input type="checkbox"/> Investment Property	Appraised Value \$ _____
<input type="checkbox"/> PUD <input type="checkbox"/> Co-op	<input type="checkbox"/> I Condo <input type="checkbox"/> R Expedited New		
<input type="checkbox"/> Manufactured Housing	<input type="checkbox"/> S Expedited Est.		
<input type="checkbox"/> Single Wide	<input type="checkbox"/> T Fannie Mae Review		
<input type="checkbox"/> Multiwide	<input type="checkbox"/> U FHA-approved		

Project Name _____

II. Mortgage Information

Loan Type	Amortization Type	Loan Purpose	Lien Position
<input checked="" type="checkbox"/> Conventional	<input checked="" type="checkbox"/> Fixed-Rate—Monthly Payments	<input checked="" type="checkbox"/> Purchase	<input checked="" type="checkbox"/> First Mortgage
<input type="checkbox"/> FHA	<input type="checkbox"/> Fixed-Rate—Biweekly Payments	<input type="checkbox"/> Cash-Out Refinance	Amount of Subordinate Financing \$ _____
<input type="checkbox"/> VA	<input type="checkbox"/> Balloon	<input type="checkbox"/> Limited Cash-Out Refinance (Fannie)	(If HELOC, include balance and credit limit)
<input type="checkbox"/> USDA/RHS	<input type="checkbox"/> ARM (type) _____	<input type="checkbox"/> No Cash-Out Refinance (Freddie)	<input type="checkbox"/> Second Mortgage
	<input type="checkbox"/> Other (specify) _____	<input type="checkbox"/> Home Improvement	
		<input type="checkbox"/> Construction to Permanent	

Note Information	Mortgage Originator	Buydown	If Second Mortgage
Original Loan Amount \$ _____	<input type="checkbox"/> Seller	<input type="checkbox"/> Yes	Owner of First Mortgage
Initial P&I Payment \$ _____	<input type="checkbox"/> Broker	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Fannie Mae <input type="checkbox"/> Freddie Mac
Initial Note Rate _____ %	<input type="checkbox"/> Correspondent	Terms _____	<input type="checkbox"/> Seller/Other
Loan Term (in months) _____	Broker/Correspondent Name and Company Name: _____		Original Loan Amount of First Mortgage \$ _____

III. Underwriting Information

Underwriter's Name _____	Appraiser's Name/License # _____	Appraisal Company Name _____
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Stable Monthly Income	Present Housing Payment: \$ _____																																																
	Proposed Monthly Payments																																																
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Qualifying Ratios	Loan-to-Value Ratios	
Primary Housing Expense/Income _____ %	LTV _____ %	
Total Obligations/Income _____ %	CLTV/TLTV _____ %	
Debt-to-Housing Gap Ratio (Freddie) _____ %	HCLTV/HTLTV _____ %	

Qualifying Rate	Level of Property Review	
<input type="checkbox"/> Note Rate _____ %	<input type="checkbox"/> Exterior/Interior	
<input type="checkbox"/> _____ % Above Note Rate _____ %	<input type="checkbox"/> Exterior Only	
<input type="checkbox"/> _____ % Below Note Rate _____ %	<input type="checkbox"/> No Appraisal	
<input type="checkbox"/> Bought-Down Rate _____ %	Form Number: _____	
<input type="checkbox"/> Other _____ %		

Risk Assessment	Escrow (T&I)	
<input type="checkbox"/> Manual Underwriting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> AUS		
<input type="checkbox"/> DU <input type="checkbox"/> LP <input type="checkbox"/> Other _____		
AUS Recommendation _____		
DU Case ID/LP AUS Key# _____		
LP Doc Class (Freddie) _____		

Representative Credit/Indicator Score _____	Community Lending/Affordable Housing Initiative <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Home Buyers/Homeownership Education Certificate in file <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Underwriter Comments _____

IV. Seller, Contract, and Contact Information

Seller Name _____	Contact Name _____
Seller Address _____	Contact Title _____
	Contact Phone Number _____ ext. _____
Seller No. _____ Investor Loan No. _____	Contact Signature _____
Seller Loan No. _____	Date _____
Master Commitment No. _____	
Contract No. _____	

TRUTH-IN-LENDING DISCLOSURE STATEMENT

(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)

Applicants:

Prepared By:

Property Address:

Application No:

Date Prepared:

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate <div style="text-align: right;">%</div>	FINANCE CHARGE The dollar amount the credit will cost you <div style="text-align: right;">\$</div>	AMOUNT FINANCED The amount of credit provided to you or on your behalf <div style="text-align: right;">\$</div>	TOTAL OF PAYMENTS The amount you will have paid after making all payments as scheduled <div style="text-align: right;">\$</div>
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REQUIRED DEPOSIT: The annual percentage rate does not take into account your required deposit
PAYMENTS: Your payment schedule will be:

Number of Payments	Amount of Payments **	When Payments Are Due	Number of Payments	Amount of Payments **	When Payments Are Due	Number of Payments	Amount of Payments **	When Payments Are Due
		Monthly Beginning:			Monthly Beginning:			Monthly Beginning:

DEMAND FEATURE: This obligation has a demand feature.
 VARIABLE RATE FEATURE: This loan contains a variable rate feature. A variable rate disclosure has been provided earlier.

CREDIT LIFE/CREDIT DISABILITY: Credit life insurance and credit disability insurance are not required to obtain credit, and will not be provided unless you sign and agree to pay the additional cost.

Type	Premium	Signature
Credit Life		I want credit life insurance. Signature:
Credit Disability		I want credit disability insurance. Signature:
Credit Life and Disability		I want credit life and disability insurance. Signature:

INSURANCE: The following insurance is required to obtain credit:
 Credit life insurance Credit disability Property insurance Flood insurance

You may obtain the insurance from anyone you want that is acceptable to creditor
 If you purchase property flood insurance from creditor you will pay \$ _____ for a one year term.

SECURITY: You are giving a security interest in:
 The goods or property being purchased Real property you already own.

FILING FEES: \$ _____
LATE CHARGE: If a payment is more than _____ days late, you will be charged _____ % of the payment

PREPAYMENT: If you pay off early, you
 may will not have to pay a penalty.
 may will not be entitled to a refund of part of the finance charge.

ASSUMPTION: Someone buying your property
 may may, subject to conditions may not assume the remainder of your loan on the original terms.

See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date and prepayment refunds and penalties
 * means an estimate all dates and numerical disclosures except the late payment disclosures are estimates.

** NOTE: The Payments shown above include reserve deposits for Mortgage Insurance (if applicable), but exclude Property Taxes and Insurance.

THE UNDERSIGNED ACKNOWLEDGES RECEIVING A COMPLETED COPY OF THIS DISCLOSURE.

_____ (Applicant) (Date)	_____ (Applicant) (Date)
_____ (Applicant) (Date)	_____ (Applicant) (Date)
_____ (Lender) (Date)	

MORTGAGE LOAN COMMITMENT

Applicants:

Lender:

Property Address:

Application No:

Date Prepared:

It is a pleasure to notify you that your application for a first mortgage loan has been approved subject to the following matters set forth below. See Good Faith Estimate of Settlement Charges for any related closing costs.

AMOUNT, TERMS AND FEES			
Amount of Loan: \$	Contract Interest Rate:	%	LTV: %
Terms/Due In:	Commitment Expires:	CLTV:	%

REPAYMENT TERMS	
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EVIDENCE OF TITLE

The following Evidence of Title is to be provided to the Lender and must indicate no liens, encumbrances, or any adverse covenants or conditions to title unless approved by Lender. The Evidence of Title must be issued from a firm or source, and in a form, acceptable to Lender.

Borrower will be charged for the cost of providing such title and the cost of recording documents, all of which will be ordered by Lender unless requested otherwise.

ADDITIONAL REQUIRED ITEMS OR CONDITIONS

SEE NEXT PAGE INSTRUCTIONS

The Continuation of Commitment Conditions is made a part of this Commitment. Please sign and return Lender's COPY of this Commitment, along with any required fee and items requested, to the lender at the: above address following address, within _____ days of date hereof, or at the option of Lender, this commitment shall become null and void.

I (WE) hereby accept the terms and Conditions of this Commitment.

COMMITMENT ISSUED BY:

ADDRESS:

Authorized Signature Date

Applicant Date

Applicant Date

Applicant Date

Applicant Date

ADDITIONAL REQUIRED ITEMS OR CONDITIONS - (continued)

**FIRE AND
EXTENDED
COVERAGE
INSURANCE**

At the time of settlement we will require an original insurance policy containing fire and extended coverage insurance in an amount at least equal to that of the mortgage through a company acceptable to Lender, and a receipt showing premiums paid in advance for one year. The insurance policy shall also contain a standard mortgage clause in favor of Lender.

**FmHA, FHA
OR VA
INSURED LOANS**

Loan Commitments issued for these types of mortgage loans are subject to all the terms and conditions of the FmHA or FHA commitment; or the VA certificate of reasonable value, as well as the rules and regulations of the Farmers Home Administration or the Department of Veterans Affairs.

**FLOOD
INSURANCE**

If "Flood Insurance" is required for additional conditions, this property has been determined to be in an area which has a special flood hazard. Federal law requires that flood insurance, available through any agent, be written in either the maximum amount available or the loan balance, whichever is the lesser. This insurance will be mandatory until this loan is paid in full. By signing and accepting this commitment you acknowledge that the property securing this loan is in an area identified as having a special flood hazard and agree to these insurance requirements.

**TAX AND
INSURANCE
PAYMENTS**

Monthly deposits, and initial deposits as determined by Lender, are required to cover the payment of estimated annual real estate taxes, special assessments and, if applicable, FHA or Private Mortgage Insurance Premiums. Lender may also require additional deposits for hazard or other insurance if Required for this loan. Such deposits are to be placed in a separate escrow or impound account.

**SPECIAL
ASSESSMENTS**

All unpaid and future special assessment installments must be paid in full prior to, or at time of settlement.

DOCUMENTATION

The mortgage or deed of trust, note and other pertinent loan documents will be provided by Lender and must be signed by all applicants that are to be contractually liable under this obligation. Further, the mortgage or deed of trust, must also be signed by any non-applicant spouses if their signature is required under state law to create a valid lien, pass clear title, or waive inchoate rights to property. Note: Samples of loan documents are available upon request.

CANCELLATION

The Lender reserves the right to terminate this commitment prior to the settlement of the loan in the event of an adverse change in your personal or financial status, or the improvements on the property are damaged by fire or other casualty.

**NON-REFUNDABLE
STANDBY FEE**

This commitment will become effective upon compliance with the terms herein and the receipt of your check in the amount of the nonrefundable standby fee. It is understood and agreed that if this mortgage loan is not settled in accordance with the terms and conditions of this commitment, the Lender shall retain this fee as earned charges for the origination and approval of this loan.

ADDITIONAL CONDITIONS FOR CONSTRUCTION LOANS

**CONSTRUCTION
LOANS:
ONE PAYOUT
AND MULTIPLE
PAYOUT**

Improvements are to be built in a good and workman-like manner in strict accordance with plans and specifications furnished Lender and in compliance with applicable building codes. After completion, said improvements shall be approved by a representative of Lender and an occupancy permit issued by local municipality. Any changes, whether they be additions, deletions, or alterations, of the plans and specifications, must be approved in writing by Lender in order that this loan commitment remain in effect.

**CONSTRUCTION
LOANS:
MULTIPLE
PAYOUT**

Evidence must be submitted that the net proceeds of our loan are sufficient to complete the construction of the building, free and clear of all claims of Mechanic's Liens for labor and material. All disbursements will be made upon the order of the borrower upon presentation of proper waivers of lien, subject to compliance inspections by the Department of Veterans Affairs, the Federal Housing Administration, or Lender, not to exceed 80% of the value of the work done, and subject to the Lender having in its possession at all times an amount of undisbursed loan proceeds at least equal to the amount required to complete the improvements.