

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name

Co-Borrower Name

Property Address

SSN

SSN

Property Type

☐ 1 unit

☐ 2-4 units

☐ Condominium

☐ PUD

☐ Co-op

☐ Manufactured Housing

☐ Single Wide

☐ Multiwide

Project Classification

Freddie Mac

☐ III Condo

☐ II Condo

☐ I Condo

Fannie Mae

☐ P Limited Review New

☐ Q Limited Review Est.

☐ R Expedited New

☐ S Expedited Est.

☐ T Fannie Mae Review

☐ U FHA-approved

Occupancy Status

☐ Primary Residence

☐ Second Home

☐ Investment Property

Additional Property Information

Number of Units

\_\_\_\_\_

Sales Price

\$ \_\_\_\_\_

Appraised Value

\$ \_\_\_\_\_

Property Rights

☐ Fee Simple

☐ Leasehold

Project Name

\_\_\_\_\_

II. Mortgage Information

Loan Type

☐ Conventional

☐ FHA

☐ VA

☐ USDA/RHS

Amortization Type

☐ Fixed-Rate-Monthly Payments

☐ Fixed-Rate-Biweekly Payments

☐ Balloon

☐ ARM (type) \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_

Loan Purpose

☐ Purchase

☐ Cash-Out Refinance

☐ Limited Cash-Out Refinance (Fannie)

☐ No Cash-Out Refinance (Freddie)

☐ Home Improvement

☐ Construction to Permanent

Lien Position

☐ First Mortgage

Amount of Subordinate Financing

\$ \_\_\_\_\_

(If HELOC, include balance and credit limit)

☐ Second Mortgage

Note Information

Original Loan Amount

\$ \_\_\_\_\_

Initial P&I Payment

\$ \_\_\_\_\_

Initial Note Rate

\_\_\_\_\_ %

Loan Term (in months)

\_\_\_\_\_

Mortgage Originator

☐ Seller

☐ Broker

☐ Correspondent

Buydown

☐ Yes

☐ No

Broker/ Correspondent Name and Company Name:

\_\_\_\_\_

If Second Mortgage

Owner of First Mortgage

☐ Fannie Mae

☐ Freddie Mac

Seller/Other

☐ \_\_\_\_\_

Original Loan Amount of First Mortgage

\$ \_\_\_\_\_

III. Underwriting Information

Underwriter's Name

\_\_\_\_\_

Appraiser's Name/License #

\_\_\_\_\_

Appraisal Company Name

\_\_\_\_\_

Stable Monthly Income

Borrower

Co-Borrower

Total

Base Income

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Other Income

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Positive Cash Flow

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

(subject property)

Total Income

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Qualifying Ratios

Primary Housing Expense/Income

\_\_\_\_\_ %

Total Obligations/ Income

\_\_\_\_\_ %

Debt-to-Housing Gap Ratio (Freddie)

\_\_\_\_\_ %

Loan-to-Value Ratios

LTV

\_\_\_\_\_ %

CLTV/TLTV

\_\_\_\_\_ %

HCLTV/HTLTV

\_\_\_\_\_ %

Qualifying Rate

☐ Note Rate

\_\_\_\_\_ %

☐ \_\_\_\_\_ % Above Note Rate

\_\_\_\_\_ %

☐ \_\_\_\_\_ % Below Note Rate

\_\_\_\_\_ %

☐ Bought-Down Rate

\_\_\_\_\_ %

☐ Other

\_\_\_\_\_ %

Risk Assessment

☐ Manual Underwriting

☐ AUS

☐ DU

☐ LP

☐ Other

AUS Recommendation

\_\_\_\_\_

DU Case ID/LP AUS Key#

\_\_\_\_\_

LP Doc Class (Freddie)

\_\_\_\_\_

Representative Credit/Indicator Score

\_\_\_\_\_

Underwriter Comments

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Level of Property Review

☐ Exterior/Interior

☐ Exterior Only

☐ No Appraisal

Form Number:

\_\_\_\_\_

Escrow (T&I)

☐ Yes

☐ No

Community Lending/Affordable Housing Initiative

☐ Yes

☐ No

Home Buyers/Homeownership Education Certificate in file

☐ Yes

☐ No

Present Housing Payment:

\$ \_\_\_\_\_

Proposed Monthly Payments

\_\_\_\_\_

Borrower's Primary Residence

First Mortgage P&I

\$ \_\_\_\_\_

Second Mortgage P&I

\$ \_\_\_\_\_

Hazard Insurance

\$ \_\_\_\_\_

Taxes

\$ \_\_\_\_\_

Mortgage Insurance

\$ \_\_\_\_\_

HOA Fees

\$ \_\_\_\_\_

Lease/Ground Rent

\$ \_\_\_\_\_

Other

\$ \_\_\_\_\_

Total Primary Housing Expense

\$ \_\_\_\_\_

Other Obligations

Negative Cash Flow

\$ \_\_\_\_\_

(subject property)

All Other Monthly Payments

\$ \_\_\_\_\_

Total All Monthly Payments

\$ \_\_\_\_\_

Borrower Funds to Close

Required

\$ \_\_\_\_\_

Verified Assets

\$ \_\_\_\_\_

Source of Funds

\_\_\_\_\_

No. of Months Reserves

\_\_\_\_\_

Interested Party Contributions

\_\_\_\_\_ %

IV. Seller, Contract, and Contact Information

Seller Name

\_\_\_\_\_

Seller Address

\_\_\_\_\_

\_\_\_\_\_

Seller No.

\_\_\_\_\_

Investor Loan No.

\_\_\_\_\_

Seller Loan No.

\_\_\_\_\_

Master Commitment No.

\_\_\_\_\_

Contract No.

\_\_\_\_\_

Contact Name

\_\_\_\_\_

Contact Title

\_\_\_\_\_

Contact Phone Number

\_\_\_\_\_

ext.

\_\_\_\_\_

Contact Signature

\_\_\_\_\_

Date

\_\_\_\_\_

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