

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name Peter Simon
 Total # of Borrowers 2
 Property Address 126 Lake View Lane, Pleasant Valley, XY 99999

Occupancy Status
 Primary Residence
 Second Home
 Investment Property

Sales Price \$ 200,000
 Appraised Value \$ 201,000

Property Type

- 1 unit
- 2 units
- 3 units
- 4 units
- Condominium
- PUD Co-op
- Manufactured Housing
- Single Wide Multiwide

Project Classification

- Freddie Mac
- Streamlined Review
 - Established Project
 - New Project
 - Detached Project
 - 2- to 4-unit Project
 - Exempt from Review
 - Reciprocal Review

- Fannie Mae
- E Established PUD Project
 - F New PUD Project
 - P Limited Review - New Condo Project
 - Q Limited Review - Established Condo Project
 - R Full Review - New Condo Project
 - S Full Review - Established Condo Project
 - T Fannie Mae Review through PERS - Condo Project
 - U FHA-approved Condo Project
 - V Condo Project Review Waived
 - 1 Full Review - Co-op Project
 - 2 Fannie Mae Review through PERS - Co-op Project

Property Rights

- Fee Simple
- Leasehold

Project Name _____ Fannie Mae Condo Project Manager™ Project ID# (if any) _____

II. Mortgage Information

Loan Type

- Conventional
- FHA
- VA
- USDA/RD

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 Conversion/Construction to Permanent

Lien Position

- First Mortgage
- Amount of Subordinate Financing \$ _____
- (If HELOC, include balance and credit limit)
- Second Mortgage

Note Information

Loan Amount \$ 180,000
 Note Rate 5.5000 %
 Loan Term (in months) 360

Mortgage Originator

- Seller
- Broker
- Correspondent

Temporary Buydown

- Yes
- No
- Terms _____

Broker/Correspondent Name and Company Name:

ABC Mortgage Company

III. Underwriting Information

Underwriter's Name _____

Appraiser's Name/License #
John Appraiser / 123-0000000

Appraisal Company Name
Accurate Appraisal

Stable Monthly Income

Borrower 1	\$ <u>4,161.00</u>
Borrower 2	\$ <u>5,000.00</u>
Borrower 3	\$ _____
Borrower 4	\$ _____
Other Borrowers (5+)	\$ _____
Rental Income - subject property	\$ _____
Net Rental Income - other properties	\$ _____
Total Borrower Income	\$ <u>9,161.00</u>

At least one borrower is self-employed

Loan-to-Value Ratios

LTV 90.00 %
 CLTV/TLTV _____ %
 HCLTV/HTLTV _____ %

Proposed Monthly Payment for the Property

First Mortgage P&I	\$ <u>1,022.02</u>
Subordinate Lien (s) P&I	\$ _____
Homeowner's Insurance	\$ <u>95.00</u>
Supplemental Property Insurance	\$ _____
Property Taxes	\$ <u>208.33</u>
Mortgage Insurance	\$ <u>52.50</u>
Association/Project Dues (Condo, Co-Op, PUD)	\$ _____
Other	\$ _____
Total	\$ <u>1,377.85</u>

Qualifying Ratios

Primary Housing Expense/Income 15.04 %
 Total Obligations/Income(DTI) 27.16 %

Level of Property Review

- Exterior/Interior
- Exterior Only
- No Appraisal

All Other Monthly Payments Used in Qualifying \$1,110.00

Qualifying Rate

Rate Used for Qualifying 5.5000 %
 Initial Bought-Down Rate _____ %
 Other _____ %

Escrow (T&I) Yes No

Borrower Funds to Close

Required \$20,389.78
 Verified Assets \$78,079.00

No. of Months Reserves _____

Interested Party Contributions _____ %

Risk Assessment

- Manual Underwriting
- AUS
- DU LPA Other

Affordable Housing Initiative

- Yes No

Homeownership Education Certificate in File

- Yes No

AUS Recommendation Approve/Eligible

DU Case ID/LP AUS Key# 1234567899

LPA Doc Class (Freddie) _____

Representative Credit/Indicator Score 720

Underwriter Comments

IV. Seller and Contact Information

Seller Name _____
 Seller Address _____

Contact Name _____
 Contact Title _____

Contact Phone Number _____

Seller No _____
 Seller Loan No _____

Investor Loan No _____