

Mortgage Acronyms for the Beginner

August 2020

Customer Education

Brought to you by: Genworth Customer Development and Process Consulting



YOU-CENTRIC SOLUTIONS THAT MATTER

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Genworth 
Mortgage Insurance

Objectives

What we will cover:

- The Mortgage Industry uses many different acronyms; This session will provide definitions of many of the commonly used acronyms to get the “New to the Mortgage Industry” professional understanding basic terminology

VVOE/PCV

HUD

LOS

DU®

FICO

CLTV

PMI

CRM

MBS

TPO

LPA

1003/65/URLA

DTI

NMLS#

VA

URAR/1004

ATR

ARM

PITI/PITIA

VOE

HMDA

FHA

REPSA

VOM

POC

MLO

AUS

CFPB

LTV

LE

CD

GSE

SOFR

QM

HELOC

Loan Estimate

FICUS BANK

4321 Random Boulevard • Somers, CT 06083

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 2/15/2013

APPLICANTS Michael Jones and Mary Stone
123 Anywhere Street
Anytown, ST 12345

PROPERTY 456 Somewhere Avenue
Anytown, ST 12345

SALE PRICE \$180,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☒ Conventional ☐ FHA ☐ VA ☐
LOAN ID # 123456789
RATE LOCK ☐ NO ☒ YES, until 4/16/2013 at 5:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/14/2013 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Does the loan have these features?		
Prepayment Penalty	YES	As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment	NO	

Projected Payments

Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206
Estimated Total Monthly Payment	\$1,050	\$968
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$206 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>

Costs at Closing

Estimated Closing Costs	\$8,054	Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$16,054	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

LOAN ESTIMATE

PAGE 1 OF 3 • LOAN ID # 123456789

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges		E. Taxes and Other Government Fees	
.25 % of Loan Amount (Points)	\$405	Recording Fees and Other Taxes	\$85
Application Fee	\$300	Transfer Taxes	\$85
Underwriting Fee	\$1,097	F. Prepaids	\$867
B. Services You Cannot Shop For		Homeowner's Insurance Premium (6 months)	\$605
Appraisal Fee	\$405	Mortgage Insurance Premium (months)	
Credit Report Fee	\$30	Prepaid Interest (\$17.44 per day for 15 days @ 3.875%)	\$262
Flood Determination Fee	\$20	Property Taxes (months)	
Flood Monitoring Fee	\$32	G. Initial Escrow Payment at Closing	
Tax Monitoring Fee	\$75	Homeowner's Insurance \$100.83 per month for 2 mo.	\$202
Tax Status Research Fee	\$110	Mortgage Insurance per month for mo.	
C. Services You Can Shop For		Property Taxes \$105.30 per month for 2 mo.	\$211
Pest Inspection Fee	\$135	H. Other	
Survey Fee	\$65	Title – Owner's Title Policy (optional)	\$1,017
Title – Insurance Binder	\$700	I. TOTAL OTHER COSTS (E + F + G + H)	
Title – Lender's Title Policy	\$535	J. TOTAL CLOSING COSTS	
Title – Settlement Agent Fee	\$502	D + I	\$8,054
Title – Title Search	\$1,261	Lender Credits	\$8,054
D. TOTAL LOAN COSTS (A + B + C)		Calculating Cash to Close	
\$5,672		Total Closing Costs (J)	\$8,054
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$18,000
		Deposit	– \$10,000
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		Estimated Cash to Close	\$16,054

LOAN ESTIMATE

PAGE 2 OF 3 • LOAN ID # 123456789

Loan Estimate

Additional Information About This Loan

LENDER Ficus Bank
NMLS/____ LICENSE ID
LOAN OFFICER Joe Smith
NMLS/____ LICENSE ID 12345
EMAIL joesmith@ficusbank.com
PHONE 123-456-7890

MORTGAGE BROKER
NMLS/____ LICENSE ID
LOAN OFFICER
NMLS/____ LICENSE ID
EMAIL
PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$56,582 \$15,773	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date

LOAN ESTIMATE

PAGE 3 OF 3 • LOAN ID #123456789

Closing Disclosure

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 4/15/2013
Closing Date 4/15/2013
Disbursement Date 4/15/2013
Settlement Agent Epsilon Title Co.
File # 12-3456
Property 456 Somewhere Ave
Anytown, ST 12345
Sale Price \$180,000

Transaction Information

Borrower Michael Jones and Mary Stone
123 Anywhere Street
Anytown, ST 12345
Seller Steve Cole and Amy Doe
321 Somewhere Drive
Anytown, ST 12345
Lender Ficus Bank

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
Loan ID # 123456789
MIC # 000654321

Loan Terms

Can this amount increase after closing?

Loan Amount \$162,000

NO

Interest Rate 3.875%

NO

Monthly Principal & Interest \$761.78

NO

See Projected Payments below for your
Estimated Total Monthly Payment

Does the loan have these features?

Prepayment Penalty

YES

As high as \$3,240 if you pay off the loan during the
first 2 years

Balloon Payment

NO

Projected Payments

Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.13	+ 206.13
Estimated Total Monthly Payment	\$1,050.26	\$967.91

Estimated Taxes, Insurance & Assessments

Amount can increase over time
See page 4 for details

\$356.13
a month

This estimate includes

- ☒ Property Taxes
☒ Homeowner's Insurance
☒ Other: Homeowner's Association Dues

In escrow?

YES

YES

NO

See Escrow Account on page 4 for details. You must pay for other property
costs separately.

Costs at Closing

Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

CLOSING DISCLOSURE

PAGE 1 OF 5 • LOAN ID # 123456789

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$1,802.00				
01 0.25 % of Loan Amount (Points)	\$405.00				
02 Application Fee	\$300.00				
03 Underwriting Fee	\$1,097.00				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$236.55				
01 Appraisal Fee to John Smith Appraisers Inc.					\$405.00
02 Credit Report Fee to Information Inc.	\$29.80				
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$2,655.50				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title - Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title - Lender's Title Insurance to Epsilon Title Co.	\$500.00				
05 Title - Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06 Title - Title Search to Epsilon Title Co.	\$800.00				
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$4,694.05				
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			
Other Costs	\$85.00				
E. Taxes and Other Government Fees	\$85.00				
01 Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00				
02 Transfer Tax to Any State		\$950.00			
F. Prepaids	\$2,120.80				
01 Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,209.96				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)	\$279.04				
04 Property Taxes (6 mo.) to Any County USA	\$631.80				
05					
G. Initial Escrow Payment at Closing	\$412.25				
01 Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$105.30 per month for 2 mo.	\$210.60				
04					
05					
06					
07					
08 Aggregate Adjustment	- 0.01				
H. Other	\$2,400.00				
01 HOA Capital Contribution to HOA Acre Inc.	\$500.00				
02 HOA Processing Fee to HOA Acre Inc.	\$150.00				
03 Home Inspection Fee to Engineers Inc.	\$750.00				
04 Home Warranty Fee to XYZ Warranty Inc.			\$450.00		\$750.00
05 Real Estate Commission to Alpha Real Estate Broker			\$5,700.00		
06 Real Estate Commission to Omega Real Estate Broker			\$5,700.00		
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00				
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$5,018.05				
Other Costs Subtotals (E + F + G + H)	\$5,018.05				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$9,712.10				
Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits					

CLOSING DISCLOSURE

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Closing Disclosure

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES - See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$29.80	YES - You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$2,500.00	YES - See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$1,035.04	YES - See details in Sections K and L
Cash to Close	\$16,054.00	\$14,147.26	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$189,762.30	M. Due to Seller at Closing	\$180,080.00
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,682.30		
04			
Adjustments			
05			
06			
07			
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13	\$80.00
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$175,615.04	N. Due from Seller at Closing	\$115,665.04
01 Deposit	\$10,000.00	01 Excess Deposit	
02 Loan Amount	\$160,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan	
Other Credits		06	
06 Rebate from Epsilon Title Co.	\$750.00	07	
07		08 Seller Credit	\$2,500.00
Adjustments		09	
08		10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14 City/Town Taxes 1/1/13 to 4/14/13	\$365.04
13 County Taxes to		15 County Taxes to	
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)	\$180,080.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$175,615.04	Total Due from Seller at Closing (N)	-\$115,665.04
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$14,147.26	Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$64,414.96

CLOSING DISCLOSURE

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Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms.

☒ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☒ do not have a negative amortization feature.

Partial Payments

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in

456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues
		You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future.

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

CLOSING DISCLOSURE

PAGE 4 OF 5 - LOAN ID # 123456789

Closing Disclosure

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27
Amount Financed. The loan amount available after paying your upfront finance charge.	\$162,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☐ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
Address	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
NMLS ID					
ST License ID			2765416	261456	261616
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID	12345				
Contact ST License ID			P16415	P51461	PT1234
Email	joesmith@ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@epsilontitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date

CLOSING DISCLOSURE

PAGE 5 OF 5 - LOAN ID # 123456789

Uniform Residential Appraisal Report

File # _____

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address _____		City _____	State _____	Zip Code _____			
Borrower _____		Owner of Public Record _____		County _____			
Legal Description _____							
Assessor's Parcel # _____	Tax Year _____	R.E. Taxes \$ _____					
Neighborhood Name _____	Map Reference _____	Census Tract _____					
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/>	Special Assessments \$ _____	<input type="checkbox"/> PUD	HOA \$ _____	<input type="checkbox"/> per year <input type="checkbox"/> per month			
Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) _____							
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe) _____							
Lender/Client _____ Address _____							
(Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?) <input type="checkbox"/> Yes <input type="checkbox"/> No							
Report date source(s) used, offering price(s), and date(s) _____							
<input type="checkbox"/> I did <input type="checkbox"/> I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. _____							
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____							
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid. _____							
Note: Race and the racial composition of the neighborhood are not appraisal factors.							
Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	Present Land Use %		
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/>	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/>	PRICE <input type="checkbox"/> AGE <input type="checkbox"/>	One-Unit <input type="checkbox"/>		%		
Built-Up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% <input type="checkbox"/>	Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <input type="checkbox"/>	\$ (000) (yrs)	2-4 Unit <input type="checkbox"/>		%		
Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow <input type="checkbox"/>	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths <input type="checkbox"/>	Low <input type="checkbox"/>	Multi-Family <input type="checkbox"/>		%		
Neighborhood Boundaries _____		High <input type="checkbox"/>	Commercial <input type="checkbox"/>		%		
		Med. <input type="checkbox"/>	Other <input type="checkbox"/>		%		
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity <input type="checkbox"/>	<input type="checkbox"/>		Water <input type="checkbox"/>	<input type="checkbox"/>	Street <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas <input type="checkbox"/>	<input type="checkbox"/>		Sanitary Sewer <input type="checkbox"/>	<input type="checkbox"/>	Alley <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition		
Units <input type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit <input type="checkbox"/>	Concrete Slab <input type="checkbox"/> Crawl Space <input type="checkbox"/>	Foundation Walls _____		Floors _____			
# of Stories _____	Full Basement <input type="checkbox"/> Partial Basement <input type="checkbox"/>	Exterior Walls _____		Walls _____			
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit <input type="checkbox"/>	Basement Area _____ sq. ft.	Roof Surface _____		Trim/Finish _____			
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish _____	Gutters & Downspouts _____		Bath Floor _____			
Design (Style) _____	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump <input type="checkbox"/>	Window Type _____		Bath Walkin/cot _____			
Year Built _____	Evidence of <input type="checkbox"/> Infestation _____	Storm Sash/Insulated _____		Car Storage <input type="checkbox"/> None <input type="checkbox"/>			
Effective Age (Yrs) _____	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement _____	Screens _____		<input type="checkbox"/> Driveway <input type="checkbox"/> # of Cars _____			
Attic <input type="checkbox"/> None <input type="checkbox"/>	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant _____	Amenities <input type="checkbox"/> Woodstove(s) <input type="checkbox"/>		Driveway Surface _____			
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Fireplace(s) <input type="checkbox"/> # _____		<input type="checkbox"/> Garage <input type="checkbox"/> # of Cars _____			
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle _____	Cooling <input type="checkbox"/> Central Air Conditioning _____	<input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch _____		<input type="checkbox"/> Carport <input type="checkbox"/> # of Cars _____			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated _____	<input type="checkbox"/> Individual <input type="checkbox"/> Other _____	<input type="checkbox"/> Pool <input type="checkbox"/> Other _____		<input type="checkbox"/> Alt. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in _____			
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven _____	Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave _____	Washer/Dryer <input type="checkbox"/> Other (describe) _____					
Finished area above grade contains: _____		Rooms _____	Bath(s) _____	Square Feet of Gross Living Area Above Grade _____			
Additional features (special energy efficient items, etc.) _____							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) _____							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe _____							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe _____							

Uniform Residential Appraisal Report

File # _____

There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____

There are _____ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ _____ to \$ _____

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address										
Proximity to Subject										
Sale Price	\$ _____	\$ _____			\$ _____			\$ _____		
Sale Price/Gross Liv. Area	\$ _____ sq. ft.	\$ _____ sq. ft.			\$ _____ sq. ft.			\$ _____ sq. ft.		
Date Source(s)										
Verification Source(s)										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	+	+	+	+	+	+	+
Base or Financing Concessions										
Date of Sale/Time										
Location										
Leasehold/Fee Simple										
Site										
View										
Design (Style)										
Quality of Construction										
Actual Age										
Condition										
Above Grade		Total	Below	Below	Total	Below	Below	Total	Below	Below
Room Count										
Gross Living Area	sq. ft.									
Basement & Finished										
Rooms Below Grade										
Functional Utility										
Heating/Cooling										
Energy Efficient Items										
Storage/Carport										
Porch/Patio/Deck										
Net Adjustment (Total)										
Adjusted Sale Price		Net Adj.	%		Net Adj.	%		Net Adj.	%	
of Comparables		Gross Adj.	%		Gross Adj.	%		Gross Adj.	%	
<input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain: _____										
My research <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.										
Date source(s) _____										
My research <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.										
Date source(s) _____										
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Date Source(s)										
Effective Date of Date Source(s)										

Uniform Residential Loan Application

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower," as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when ☐ the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or ☐ the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liability must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower must agree that we intend to apply for joint credit (sign below):

Borrower _____ **Co-Borrower** _____

I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied for: ☐ VA ☐ Conventional ☐ Other (explain): _____ Agency Case Number: _____ Lender Case Number: _____
☐ FHA ☐ USDA/Rural Housing Service

Amount: \$ _____ Interest Rate: % _____ No. of Months: _____ Amortization Type: ☐ Fixed Rate ☐ Other (explain): _____
☐ Refinance ☐ Construction-Permanent ☐ ARM (type): _____

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address (street, city, state & ZIP): _____ No. of Units: _____
 Legal Description of Subject Property (attach description if necessary): _____ Year Built: _____

Purpose of Loan: ☐ Purchase ☐ Construction ☐ Other (explain): _____ Property will be: ☐ Primary Residence ☐ Secondary Residence ☐ Investment
☐ Refinance ☐ Construction-Permanent

Complete this line if construction or construction-permanent loan.

Year Lost Acquired	Original Cost	Amount Existing Liens	(a) Present Value of Lot	(b) Cost of Improvements	Total (a + b)
\$	\$	\$	\$	\$	\$

Complete this line if this is a refinance loan.

Year Acquired	Original Cost	Amount Existing Liens	Purpose of Refinance	Describe Improvements	Cost: \$
\$	\$	\$		<input type="checkbox"/> make <input type="checkbox"/> to be made	

Title will be held in what Name(s): _____ Manner in which Title will be held: _____ Estate will be held in: ☐ Fee Simple ☐ Life Estate (state expiration date)

Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain): _____

III. BORROWER INFORMATION

Borrower				Co-Borrower			
Borrower's Name (include Jr. or Sr. if applicable)				Co-Borrower's Name (include Jr. or Sr. if applicable)			
Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yes School	Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yes School
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Co-Borrower)	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Borrower)	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Borrower)	<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)	Dependents (not listed by Borrower)
Present Address (street, city, state, ZIP)	<input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yes	Present Address (street, city, state, ZIP)	<input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yes	Present Address (street, city, state, ZIP)	<input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yes	Present Address (street, city, state, ZIP)	<input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yes
Mailing Address, if different from Present Address		Mailing Address, if different from Present Address		Mailing Address, if different from Present Address		Mailing Address, if different from Present Address	
If residing at present address for less than two years, complete the following:				If residing at present address for less than two years, complete the following:			
Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yes				Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yes			

IV. EMPLOYMENT INFORMATION

Borrower		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Name & Address of Employer	<input type="checkbox"/> Self Employed
Yes, on this job		Yes, on this job	
Yes, employed in this line of work/profession		Yes, employed in this line of work/profession	
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)

If employed in current position for less than two years or if currently employed in more than one position, complete the following:

IV. EMPLOYMENT INFORMATION (cont'd)

Borrower		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Name & Address of Employer	<input type="checkbox"/> Self Employed
Dates (from - to)		Dates (from - to)	
Monthly Income		Monthly Income	
\$		\$	
Position/Title/Type of Business	Business Phone (incl. area code)	Position/Title/Type of Business	Business Phone (incl. area code)

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION

Gross Monthly Income*	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$	\$	\$	Rent	\$	\$
Overtime				First Mortgage (P&I)		\$
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "Describe Other Income," below)				Homeowner Assn. Dues		
				Other		
Total	\$	\$	\$	Total	\$	\$

* Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

Describe Other Income: _____ Notice: Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) or Co-Borrower (C) does not choose to have it considered for repaying this loan.

BAC	Monthly Amount
	\$

VI. ASSETS AND LIABILITIES

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis, otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

Completed ☐ Jointly ☐ Not Jointly

ASSETS	Cash or Market Value	LIABILITIES	Monthly Payment & Months Left to Pay	Unpaid Balance
Description		Liabilities and Pledged Assets. List the creditor's name, address, and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities, which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.		
Cash deposit toward purchase held by:	\$	Name and address of Bank, S&L, or Credit Union	\$ Payment/Months	\$
List checking and savings accounts below		Name and address of Company		
Name and address of Bank, S&L, or Credit Union				
Acct. no.	\$	Acct. no.		
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months	\$
Acct. no.	\$	Acct. no.		
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months	\$
Acct. no.	\$	Acct. no.		

URLA/1003/65

CONTINUATION SHEET/RESIDENTIAL LOAN APPLICATION			
Use this continuation sheet if you need more space to complete the Residential Loan Application. Mark B for Borrower or C for Co-Borrower.	Borrower:	Agency Case Number:	
	Co-Borrower:	Lender Case Number:	
<p>I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.</p>			
Borrower's Signature	Date	Co-Borrower's Signature	Date
X		X	

Uniform Residential Loan Application
Freddie Mac Form 65 7/05 (rev.6/09)

Page 5 of 5

Freddie Mac Form 1003 7/05 (rev.6/09)

To be completed by the Lender:
Lender Loan No./Universal Loan Identifier _____

Uniform Residential Loan Application

Verify and complete the information on this application as directed by your Lender.

Section 1: Borrower Information

employment and other sources, such as retirement, that you want consider

1a. Personal Information

Name (First, Middle, Last, Suffix) _____

Alternate Names – List any names by which you are known or any names under which credit was previously received _____

Type of Credit

- ☐ I am applying for individual credit.
☐ I am applying for joint credit. Total _____
Each Borrower intends to apply for joint _____

Marital Status
☐ Married
☐ Separated
☐ Unmarried
(Single, Divorced, Widowed, Civil Union, Reciprocal Beneficiary Relationship)

Dependent
Number _____
Ages _____

Current Address

Street _____
City _____
How Long at Current Address? _____ Years

If at Current Address for LESS than 2 years

Street _____
City _____
How Long at Former Address? _____ Years

Mailing Address – if different from Current Address

Street _____
City _____

1b. Current Employment/Self-Employment

Employer or Business Name

Street _____
City _____

Position or Title

Start Date ____/____/____ (mm/dd/yyyy)
How long in this line of work? _____ Years _____ Months

☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25% ☐ I have an ownership share of 25% or more

Uniform Residential Loan Application
Freddie Mac Form 65 • Fannie Mae Form 1003
Effective 1/2021

To be completed by the Lender:
Lender Loan No./Universal Loan Identifier _____

Uniform Residential Loan Application — Addendum

Verify and complete the information on this application as directed by your Lender.

Section 1: Borrower Information. This section asks about employment and other sources, such as retirement, that you want consider

1a. Personal Information

Name (First, Middle, Last, Suffix) _____

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) _____

Type of Credit

- ☐ I am applying for individual credit.
☐ I am applying for joint credit. Total _____
Each Borrower intends to apply for joint _____

Marital Status
☐ Married
☐ Separated
☐ Unmarried
(Single, Divorced, Widowed, Civil Union, Reciprocal Beneficiary Relationship)

Dependent
Number _____
Ages _____

Current Address

Street _____
City _____
How Long at Current Address? _____ Years

If at Current Address for LESS than 2 years

Street _____
City _____
How Long at Former Address? _____ Years

Mailing Address – if different from Current Address

Street _____
City _____

1b. Current Employment/Self-Employment

Employer or Business Name

Street _____
City _____

Position or Title

Start Date ____/____/____ (mm/dd/yyyy)
How long in this line of work? _____ Years _____ Months

☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25% ☐ I have an ownership share of 25% or more

Uniform Residential Loan Application — Additional Borrower
Freddie Mac Form 65 • Fannie Mae Form 1003
Effective 1/2021

To be completed by the Lender:
Lender Loan No./Universal Loan Identifier _____

Agency Case No. _____

Uniform Residential Loan Application — Lender Loan Information

This section is completed by your Lender.

L1. Property and Loan Information

Community Property State

- ☐ At least one borrower lives in a community property state.
☐ The property is in a community property state.

Transaction Detail

- ☐ Conversion of Contract for Deed or Land Contract
☐ Renovation
☐ Construction-Conversion/Construction-to-Permanent
☐ Single-Closing ☐ Two-Closing
Construction/Improvement Costs \$ _____
Lot Acquired Date ____/____/____ (mm/dd/yyyy)
Original Cost of Lot \$ _____

Refinance Type

- ☐ No Cash Out
☐ Limited Cash Out
☐ Cash Out

Refinance Program

- ☐ Full Documentation
☐ Interest Rate Reduction
☐ Streamlined without Appraisal
☐ Other _____

Energy Improvement

- ☐ Mortgage loan will finance energy-related improvements.
☐ Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the Property Assessed Clean Energy program).

To be completed by the Lender:
Lender Loan No./Universal Loan Identifier _____

Agency Case No. _____

Uniform Residential Loan Application — Unmarried Addendum

For Borrower Selecting the Unmarried Status

Lenders Instructions for Using the Unmarried Addendum

The Lender may use the Unmarried Addendum only when a Borrower selected "Unmarried" in Section 1 and the information collected is necessary to determine how State property laws directly or indirectly affecting creditworthiness apply, including ensuring clear title.

For example, the Lender may use the Unmarried Addendum when the Borrower resides in a State that recognizes civil unions, domestic partnerships, or registered reciprocal beneficiary relationships or when the property is located in such a State. "State" means any state, the District of Columbia, the Commonwealth of Puerto Rico, or any territory or possession of the United States.

If you selected "Unmarried" in Section 1, is there a person who is not your legal spouse but who currently has real property rights similar to those of a legal spouse? ☐ NO ☐ YES

If YES, indicate the type of relationship and the State in which the relationship was formed. For example, indicate if you are in a civil union, domestic partnership, registered reciprocal beneficiary relationship, or other relationship recognized by the State in which you currently reside or where the property is located.

☐ Civil Union ☐ Domestic Partnership ☐ Registered Reciprocal Beneficiary Relationship ☐ Other (explain) _____

State: _____

- ☐ Balloon / Balloon Term _____ (months)
☐ Interest Only / Interest Only Term _____ (months)
☐ Negative Amortization
☐ Prepayment Penalty / Prepayment Penalty Term _____ (months)
☐ Temporary Interest Rate Buydown/Initial Buydown Rate _____
☐ Other (explain): _____

Mortgage Insurance

Association/Project Dues (Condo, Co-Op, PUD) \$ _____
Other \$ _____
TOTAL \$ _____ 0.00

Borrower Name(s):

Uniform Residential Loan Application — Lender Loan Information
Freddie Mac Form 65 • Fannie Mae Form 1003
Effective 1/2021

Uniform Residential Loan Application — Continuation Sheet
Freddie Mac Form 65 • Fannie Mae Form 1003
Effective 1/2021

<https://www.fanniemae.com/singlefamily/uniform-residential-loan-application>

VOE/1005



Request for Verification of Employment

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgage borrower under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgage borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

Instructions: Lender — Complete items 1 through 7. Have applicant complete item 8. Forward directly to employer named in item 1.
Employer — Please complete either Part II or Part III as applicable. Complete Part IV and return directly to lender named in item 2.
The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.

Part I — Request

1. To (Name and address of employer)		2. From (Name and address of lender)	
<div></div>		<div></div>	
I certify that this verification has been sent directly to the employer and has not passed through the hands of the applicant or any other interested party.			
3. Signature of Lender	4. Title	5. Date	6. Lender's Number (Optional)
<div></div>	<div></div>	<div></div>	<div></div>
I have applied for a mortgage loan and stated that I am now or was formerly employed by you. My signature below authorizes verification of this information.			
7. Name and Address of Applicant (include employee or badge number)		8. Signature of Applicant	
<div></div>		<div></div>	

Part II — Verification of Present Employment

9. Applicant's Date of Employment		10. Present Position		11. Probability of Continued Employment																									
<div></div>		<div></div>		<div></div>																									
12A. Current Gross Base Pay (Enter Amount and Check Period)				13. For Military Personnel Only																									
<input type="checkbox"/> Annual <input type="checkbox"/> Hourly <input type="checkbox"/> Monthly <input type="checkbox"/> Other (Specify) _____ \$ _____ <input type="checkbox"/> Weekly				Pay Grade _____ Type _____ Monthly Amount _____ Base Pay \$ _____																									
12B. Gross Earnings				14. If Overtime or Bonus is Applicable, Is Its Continuance Likely?																									
<table border="1"> <thead> <tr> <th>Type</th> <th>Year To Date</th> <th>Past Year</th> <th>Past Year</th> </tr> </thead> <tbody> <tr> <td>Base Pay</td> <td>\$ _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>Overtime</td> <td>\$ _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>Commissions</td> <td>\$ _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>Bonus</td> <td>\$ _____</td> <td>\$ _____</td> <td>\$ _____</td> </tr> <tr> <td>Total</td> <td>\$ 0.00</td> <td>\$ 0.00</td> <td>\$ 0.00</td> </tr> </tbody> </table>				Type	Year To Date	Past Year	Past Year	Base Pay	\$ _____	\$ _____	\$ _____	Overtime	\$ _____	\$ _____	\$ _____	Commissions	\$ _____	\$ _____	\$ _____	Bonus	\$ _____	\$ _____	\$ _____	Total	\$ 0.00	\$ 0.00	\$ 0.00	Overtime <input type="checkbox"/> Yes <input type="checkbox"/> No Bonus <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	Year To Date	Past Year	Past Year																										
Base Pay	\$ _____	\$ _____	\$ _____																										
Overtime	\$ _____	\$ _____	\$ _____																										
Commissions	\$ _____	\$ _____	\$ _____																										
Bonus	\$ _____	\$ _____	\$ _____																										
Total	\$ 0.00	\$ 0.00	\$ 0.00																										
				15. If paid hourly — average hours per week _____																									
				16. Date of applicant's next pay increase _____																									
				17. Projected amount of next pay increase _____																									
				18. Date of applicant's last pay increase _____																									
				19. Amount of last pay increase _____																									
20. Remarks (If employee was off work for any length of time, please indicate time period and reason)																													
<div></div>																													

Part III — Verification of Previous Employment

21. Date Hired _____	23. Salary/Wage at Termination Per (Year) (Month) (Week)	
	Base _____	Overtime _____
22. Date Terminated _____	Commissions _____	Bonus _____
24. Reason for Leaving _____		25. Position Held _____

Part IV — Authorized Signature - Federal statutes provide severe penalties for any fraud, intentional misrepresentation, or criminal connivance or conspiracy purposed to influence the issuance of any guaranty or insurance by the VA Secretary, the U.S.D.A., FmHA/FHA Commissioner, or the HUD/CPD Assistant Secretary.

26. Signature of Employer	27. Title (Please print or type)	28. Date
<div></div>	<div></div>	<div></div>
29. Print or type name signed in item 26	30. Phone No.	
<div></div>	<div></div>	

Fannie Mae
Form 1005 July 96

VOM

REQUEST FOR VERIFICATION OF RENT OR MORTGAGE			
<p>We have received an application for a loan from the applicant listed below, to whom we understand you rent or have extended a loan.</p> <p>INSTRUCTIONS: LENDER: Complete items 1 thru 5. Have applicant(s) complete item 9. Forward directly to lender named in item 1.</p> <p>LANDLORD/CREDITOR: Please complete Part II as applicable. Sign and return directly to the lender named in item 2.</p>			
PART I - REQUEST			
1. TO (Name and address of Landlord/Creditor)		2. FROM (Name and address of Lender)	
3. SIGNATURE OF LANDLORD		4. TITLE	5. DATE
			6. LENDER NUMBER
7. INFORMATION TO BE VERIFIED			
<input type="checkbox"/> MORTGAGE <input type="checkbox"/> LAND CONTRACT <input type="checkbox"/> RENTAL <input type="checkbox"/> OTHER	PROPERTY ADDRESS	ACCOUNT IN THE NAME OF:	ACCOUNT NO.
8. NAME AND ADDRESS OF APPLICANT(S)		9. SIGNATURE OF APPLICANT(S)	
PART II - TO BE COMPLETED BY LANDLORD/CREDITOR			
RENTAL ACCOUNT Tenant has rental since _____ To _____ Amount of rent \$ _____ per _____ Is rent in arrears? Yes _____ No _____ Number of times 30 days past due* _____ Is account satisfactory? Yes _____ No _____	MORTGAGE ACCOUNT Date mortgage originated _____ Original mortgage amount \$ _____ Current mortgage balance \$ _____ Monthly Payment P & I only \$ _____ Payment with taxes and ins. \$ _____ Is mortgage current? Yes _____ No _____ Is mortgage assumable? Yes _____ No _____ Satisfactory account? Yes _____ No _____	LAND CONTRACT Interest rate _____ PITPTS _____ ARM _____ HOVA _____ VA _____ FNMA _____ CONG _____ Next pay date _____ No of late payments* _____ Insurance agent _____	
* Number of times account has been 30 days overdue in the last 12 months			
ADDITIONAL INFORMATION WHICH MAY BE OF ASSISTANCE IN DETERMINING APPLICANT(S) CREDIT WORTHINESS			
SIGNATURE OF CREDITOR		TITLE	DATE
<p>The confidentiality of the information you have furnished will be preserved except where disclosure of this information is required by applicable law. The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.</p> <p>GF1 form VOM rev. 6-5-2002</p>			

Genworth Underwriting Guidelines



800 444.5664 |  | 

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Loan Processor

Underwriter

Due to various internet browser versions, please download and save PDF before entering data. Please note, calculators are updated periodically.

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Mortgage

	Fannie Mae Form 1084 Calculator (2018-2019) Calculate and analyze cash flow to help you complete Fannie Mae form 1084. <small>UPDATED</small>		Freddie Mac Form 91 Calculator (2018-2019) Quick reference guide and income analysis for Freddie Mac Form 91. <small>UPDATED</small>		Freddie Mac Form 92 Calculator (2018-2019) Form 92 Net Rental Income Calculations - Schedule E. <small>UPDATED</small>
	Schedule Analysis Method (SAM) Calculator (2018-2019) Calculate qualifying income from tax returns. <small>UPDATED</small>		Rental Income Calculator (2018-2019) Assist in calculating rental income from IRS Form 1040 Schedule E. <small>UPDATED</small>		Current Ratio - Liquidity Calculator (2018-2019) Calculate working capital liquidity against current liabilities. <small>UPDATED</small>
	Quick Ratio - Liquidity Calculator (2018-2019) Calculate an organization's liquidity against current liabilities. <small>UPDATED</small>		Fannie Mae Rental Guide (Calculator 1037) Use this worksheet to calculate qualifying rental income for Fannie Mae Form 1037 (Principal Residence, 2- to 4-unit Property).		Fannie Mae Rental Guide (Calculator 1039) Calculate qualifying rental income for Fannie Mae Form 1039 (Business Rental Income from Investment Property).
	Fannie Mae Form 1088 Cheat Sheet (2017-2018) Use this quick reference guide for Fannie Mae's Comparative Analysis Form (Form 1088).		Fannie Mae Comparative Analysis Form 1088 (2017-2018) Calculate increases/decreases in gross income, expenses and taxable income.		Income Calculation Worksheet Use this form to calculate income. <small>UPDATED</small>

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Income Calculation Tools and Reference Guides

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What's New

- Forbearance & Deferrals
- It's a YOU year!
- April Training

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Self-Employed Borrower Tools

Valuable income calculation tools and reference guides for calculating self-employed borrower income.



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Rental Income Calculator (2018-2019)



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The Genworth Office and Action Center will be closed on Friday, April 10, 2020 for Good Friday. Have a safe weekend!



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