



Residential Lending Edition

# **Expere Knowledge Base - Residential Lending Transaction Guide (with TRIDs)**

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U.S. Patent is pending on the product described in this publication.

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# Expere Knowledge Base Sample Transactions

## Overview

The Expere Knowledge Base Sample Transactions are intended as an aid when implementing the Expere Integrated Enterprise solution. The data in the transactions are (for the most part) representative of what a financial institution might see in a typical transaction with some less common elements added for interest. Calculations are passed as data rather than being calculated by the Expere IE engine; therefore, such amounts should not be used to measure the accuracy of any computational content. *No warranty is made in connection with this Transaction Guide.*

Each transaction provides a customer scenario, relevant financial institution policies, and a table containing transaction characteristics. The file reference is also provided for each transaction. The naming convention for the .xml file uses abbreviations, each of which is separated by an underscore character, to describe characteristics of the transaction. Generally, the order of the characteristics is: state of applicable law, type of transaction, interest rate type, and special features. The order depends on other transaction characteristics.

- State of applicable law (IL, MN, WI)
- Type of transaction, such as Fannie Mae or Freddie Mac (Fannie or Freddie) and loan feature, such as interest-only (IO)
- Rate type: fixed rate (FR) or variable rate (VR)

### Document Instancing

Document Instancing is a feature of the Expere Knowledge Base that specifies whether the Expere Document Engine should produce one document for the transaction or one for each party to the transaction.

## Residential Real Estate Lending

### Agency Transactions

#### Fannie Mae Interest-Only Variable Rate Refinance Loan Secured by a Second Home

##### Scenario

This transaction is a 30-year, no cash-out refinance with a variable interest rate and interest-only feature. Secured collateral property is a second home located in Illinois.

##### Transaction Characteristics

Transaction File Ref.	M2_IDTran1_IL_Fannie_ARM_IO
Applicable Law/Property State	IL
Base Loan Act	N/A
Agency/Gov't Insurer	Fannie Mae
Loan Stage	Refinance
Loan Term/Loan Type	30 years/No cash-out refinance with original lender
Escrow Applies	No
High Cost?	No
Borrowers	1 Individual
Owners	Same as Borrower
Non-borrowing Owners	No
CoSigners	No
Collateral Type/Lien Position/Occupancy	1-4 family (811)/1st lien/occupied by borrower/owner as second home
Principal Balance	\$150,000
Fixed or Variable Rate	Variable
Initial Interest Rate/Discount or Premium	6.5% Initial rate/no discount or premium
Index + Margin+Lookback Period	1 Year Libor 2.5% margin 45-day lookback
Ceiling/Floor	11.5% ceiling; 4.5% floor
Maximum rate at first adjustment; minimum rate at first adjustment	Max rate at 1st adjustment: 7.5% Min rate at 1st adjustment: 5.5%
Periodic Rate Cap After First Adjustment	2.00%
Conversion Option	No
Assumability	No
Rate Change Frequency/Payment Frequency	Interest rate fixed for 7 years, then adjusts annually  Payment changes monthly
Interest-Only	Yes - 7-year interest-only period

Types of Insurance	Hazard - not solicited by lender
PMI/MIP?	No
Fees	<p>Late Charge: 5% (10 day grace period)</p> <p>Origination Fee - \$750</p> <p>Discount Points - \$1500 (1%)</p> <p>Appraisal - \$350</p> <p>Credit Report - \$15.75</p> <p>Inspection Fee - \$150</p> <p>Tax Service - \$80</p> <p>Flood Cert. - \$20</p> <p>Hazard Insurance - \$2000</p> <p>Lender's title policy \$1442</p> <p>Settlement/Closing Fee - \$400</p> <p>Pest Inspection - \$200</p> <p>Government Recording Fees - \$68 to record mortgage and \$15 to record release</p> <p>Transfer Taxes - \$400 total, of which \$100 is for county tax and \$300 for state tax</p> <p>Homeowner's Insurance - \$2000</p>
Disbursements	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application
2. Adjustable Rate Mortgage Disclosure-Fannie Freddie
3. Affiliated Business Arrangement Disclosure
4. Agreement to Provide Insurance
5. Automatic Transfer Authorization Plain Language
6. Borrower Authorization for Counseling
7. Borrowers Certification and Authorization
8. Borrowers Signature Authorization
9. Closing Disclosure
10. Collateral Protection Insurance Notice IL
11. Errors and Omissions Agreement
12. Fannie Mae1003 Freddie Mac 65 URLA
13. Fannie Mae1003 Freddie Mac 65 URLA Continuation Page
14. Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal
15. Fannie Mae Freddie Mac 3890 Second Home Rider

16. Hazard Insurance Authorization and Requirements
17. Housing Counseling Agencies Notice
18. Important Applicant Information
19. Loan Estimate
20. Mortgage-Fannie Mae Freddie Mac
21. Mortgage Fraud Notice
22. Non Owner Occupancy Rider
23. Note Interest Only Adjustable Rate
24. Notice of Right of Rescission
25. Notice of Right of Rescission Copy 2
26. Notice of Right of Rescission Copy 3
27. Notice of Right to Receive Copy of Appraisal-0114
28. Notice of Servicing Transfer
29. Occupancy Affidavit and Financial Status
30. Request for Taxpayer ID Number W9
31. Request for Transcript of Tax Return-IRS4506T
32. Request for Verification of Deposit
33. Rider Interest Only Adjustable Rate
34. Risk Based Pricing Notice Alternate for Residential Real Property
35. Signature Name Affidavit
36. Standard Flood Hazard Determination
37. Tangible Net Benefit Worksheet
38. Written List Of Providers

## FHA Fixed Rate Purchase Money Loan

### Scenario

This transaction is a 30-year, purchase money, first lien loan with a fixed interest rate and an escrow account. Secured collateral property is located in California.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran2_CA_FHA_FixedRate
Applicable Law/Property State	CA
Base Loan Act	N/A
Agency/Gov't Insurer	FHA
Loan Stage	N/A
Loan Term/Loan Type	30 years/Purchase
Escrow Applies	Yes
High Cost?	No
Borrowers	2 Individuals
Owners	Same as Borrowers
Non-borrowing Owners	No
CoSigners	No
Collateral Type/Lien Position/Occupancy	1-4 family (811)/1st lien/borrower and owner principal dwelling
Principal Balance	\$250,381



Fixed or Variable Rate	Fixed
Initial Interest Rate/Discount or Premium	4.125%
Index + Margin+Lookback Period	N/A
Ceiling/Floor	N/A
Maximum rate at first adjustment; minimum rate at first adjustment	N/A
Periodic Rate Cap After First Adjustment	N/A
Conversion Option	N/A
Assumability	No
Rate Change Frequency/Payment Frequency	Monthly payments
Interest-Only	No
Types of Insurance	Hazard - solicited by lender
PMI/MIP?	Yes-MIP
Fees	<p>Late Charge: 4% (15 day grace period)</p> <p>Origination Fee - \$2503.81</p> <p>Appraisal - \$350</p> <p>Credit Report - \$15.75</p> <p>FHA Upfront Mortgage Insurance Premium - \$4306.31</p> <p>Tax Service - \$80</p> <p>Flood Cert. - \$20</p> <p>Hazard Insurance - \$3000</p> <p>Lender's Title Insurance - \$1135.63</p> <p>Owner's Title Policy - \$1,200</p> <p>Settlement/Closing Fee - \$500</p> <p>Survey Fee - \$230</p> <p>Government Recording Fees - \$155 total of which \$75 is to record mortgage and \$80 to record deed</p>
Disbursements	

## Document List

The transaction will return the following documents:

1. Affiliated Business Arrangement Disclosure
2. Agreement to Provide Insurance CDLHE
3. Borrower Authorization for Counseling-M2
4. Borrowers Certification and Authorization-HE-CDL
5. Borrowers Signature Authorization CDLHE\_instance1
6. Borrowers Signature Authorization CDLHE\_instance2
7. California Addendum to Application

8. Choice of Insurance Notice
9. Closing Disclosure Addendum\_instance1
10. Closing Disclosure Addendum\_instance2
11. Closing Disclosure\_instance1
12. Closing Disclosure\_instance2
13. Credit Score Disclosure-CA-HE
14. Errors and Omissions Agreement
15. Escrow Account Disclosure
16. Fair Lending Notice CA-HE
17. Fannie Mae 1003 Freddie Mac 65 URLA CA
18. Fannie Mae 1003 Freddie Mac 65 URLA Continuation Page
19. FHA Deed of Trust-M2
20. FHA Fixed Rate Note-0115-M2
21. FHA for Your Protection Get a Home Inspection-M2
22. FHA Identity of Interest Certification-M2
23. FHA Informed Consumer Choice Disclosure Notice-M2
24. FHA Lender Certification-M2
25. FHA VA Amendatory Clause-M2
26. Housing Counseling Agencies Notice-HE
27. HUD1 Settlement Statement Addendum-M2
28. HUD 928005b Conditional Commitment-M2
29. HUD 92900AVA261802A Addendum to Uniform Residential Loan App
30. HUD 92900LT Loan Underwriting and Transmittal Summary-M2
31. HUD Analysis of Appraisal Report
32. HUD Energy Efficient Mortgage Disclosure-M2
33. HUD FHA Notice to Homeowner Assumption-M2
34. Important Applicant Information-M2
35. Important Notice to Homebuyers-M2
36. Insurance Notice Policy Limit CA
37. Interim Interest Payment Disclosure CA-HE
38. IRS1099S-Proceeds From Real Estate Transactions
39. Loan Estimate
40. Loan Estimate Addendum
41. Mortgage Fraud Notice-M2
42. Notice of Intent to Apply for Joint Credit
43. Notice of Right to Receive Copy of Appraisal-0114
44. Notice of Servicing Transfer-HE
45. Notice to Home Loan Applicant CA\_instance1
46. Notice to Home Loan Applicant CA\_instance2
47. Notice to Settlement Agents

48. Occupancy Affidavit and Financial Status-M2
49. Real Estate Certification-M2
50. Request for Copy of Tax Return-IRS4506
51. Request for Taxpayer ID Number W9HECDL\_instance1
52. Request for Taxpayer ID Number W9HECDL\_instance2
53. Request for Transcript of Tax Return-IRS4506T-HECDL
54. Risk Based Pricing Notice Alternate for Residential Real Property\_instance1
55. Risk Based Pricing Notice Alternate for Residential Real Property\_instance2
56. Signature Name Affidavit-HE\_instance1
57. Signature Name Affidavit-HE\_instance2
58. Standard Flood Hazard Determination
59. Title Insurance Notice-CA-M2
60. Voluntary Information for Government Monitoring Purposes-CA\_instance1
61. Voluntary Information for Government Monitoring Purposes-CA\_instance2
62. Written List of Providers

## Freddie Mac Fixed Rate Refinance Loan with New Lender

### Scenario

This transaction is a fixed rate, 30-year, cash-out, high cost refinance with a new lender. Escrow does not apply. The loan is secured by a first lien on a townhome (PUD) that is located in Florida.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran3_FL_Freddie_FixedRate
Applicable Law/Property State	FL
Base Loan Act	N/A
Agency/Gov't Insurer	Freddie Mac
Loan Stage	Refinance
Loan Term/Loan Type	30 years/cash-out refinance with new lender
Escrow Applies	No
High Cost?	Yes
Borrowers	3 Individuals
Owners	Same as Borrowers
Non-borrowing Owners	No
CoSigners	No
Collateral Type/Lien Position/Occupancy	Townhome (PUD) (812)/first lien/occupied by borrowers and owners as principal dwelling
Principal Balance	\$60,000
Fixed or Variable Rate	Fixed

Initial Interest Rate/Discount or Premium	7.75%
Index + Margin+Lookback Period	N/A
Ceiling/Floor	N/A
Maximum rate at first adjustment; minimum rate at first adjustment	N/A
Periodic Rate Cap After First Adjustment	N/A
Conversion Option	No
Assumability	No
Rate Change Frequency/Payment Frequency	Monthly payments
Interest-Only	No
Types of Insurance	Credit life and disability (solicited by lender); flood insurance (in participating community); hazard insurance
PMI/MIP?	yes-PMI
Fees	Late Charge: 5% (10 day grace period) Origination Fee - \$3000 Appraisal - \$350 Credit Report - \$30 Tax Service - \$2000 Flood Cert. - \$20.11 Hazard Insurance - \$1005 Flood Insurance - \$1000 Mortgage Insurance Premium for 1 month (paid in advance, not escrowed) - \$39.50 Title Insurance Binder - \$2,235 Abstract or Title Search - \$455 Government Recording Fees - \$120 to record mortgage Transfer Taxes - \$130 for state tax on mortgage Survey Fee - \$120 Pest Inspection Fee - \$65.11
Disbursements	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE\_instance1
2. Addendum to Loan Application-HE\_instance2
3. Addendum to Loan Application-HE\_instance3
4. Agreement to Provide InsuranceCDLHE
5. Anti-Coercion Disclosure FL

6. Automatic Transfer Authorization Plain Language
7. Borrower Authorization for Counseling-M2
8. Borrowers Certification and Authorization-HE-CDL
9. Borrowers Signature Authorization CDLHE\_instance1
10. Borrowers Signature Authorization CDLHE\_instance2
11. Borrowers Signature Authorization CDLHE\_instance3
12. Closing Disclosure\_instance1
13. Closing Disclosure\_instance2
14. Closing Disclosure\_instance3
15. Closing Disclosure Addendum\_instance1
16. Closing Disclosure Addendum\_instance2
17. Closing Disclosure Addendum\_instance3
18. Credit Insurance Disclosure-M2
19. Errors and Omissions Agreement
20. Escrow Waiver Notice-M2
21. Fannie Mae 1003 Freddie Mac 65 URLA\_instance1
22. Fannie Mae 1003 Freddie Mac 65 URLA\_instance2
23. Fannie Mae 1003 Freddie Mac 65 URLA Continuation Page\_instance1
24. Fannie Mae 1003 Freddie Mac 65 URLA Continuation Page\_instance2
25. Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal
26. Fannie Mae Freddie Mac 3150 PUD Rider-M2
27. Fannie Mae Freddie Mac 3200 Conventional and VA Fixed Rate Note-M2
28. Federal Sale of Insurance Disclosure CDLHE
29. Flood Insurance Coverage Disclosure-HECDL
30. Housing Counseling Agencies Notice-HE
31. Important Applicant Information-M2
32. Insurance Disclosure FL
33. Insurance Notice FL-HECDL
34. Loan Estimate
35. Loan Estimate Addendum
36. Mortgage-Fannie Mae Freddie Mac
37. Mortgage Fraud Notice-M2
38. Notice About Appraisal of Your Property
39. Notice of Intent to Apply for Joint Credit
40. Notice of Right of Rescission\_instance1
41. Notice of Right of Rescission\_instance2
42. Notice of Right of Rescission\_instance3
43. Notice of Right of Rescission Copy2\_instance1
44. Notice of Right of Rescission Copy2\_instance2
45. Notice of Right of Rescission Copy2\_instance3

46. Notice of Right of Rescission Copy3\_instance1
47. Notice of Right of Rescission Copy3\_instance2
48. Notice of Right of Rescission Copy3\_instance3
49. Notice of Right to Receive Copy of Appraisal-0114
50. Notice of Servicing Transfer-HE
51. Notice of Special Flood Hazards-HE
52. Occupancy Affidavit and Financial Status-M2
53. Request for Taxpayer ID Number W9 HECDL\_instance1
54. Request for Taxpayer ID Number W9 HECDL\_instance2
55. Request for Taxpayer ID Number W9 HECDL\_instance3
56. Risk Based Pricing Notice Alternate for Residential Real Property\_instance1
57. Risk Based Pricing Notice Alternate for Residential Real Property\_instance2
58. Risk Based Pricing Notice Alternate for Residential Real Property\_instance3
59. Signature Name Affidavit-HE\_instance1
60. Signature Name Affidavit-HE\_instance2
61. Signature Name Affidavit-HE\_instance3
62. Standard Flood Hazard Determination
63. Tangible Net Benefit Worksheet-HE
64. Written List of Providers

## FHA Variable Rate Purchase Money Loan

### Scenario

This transaction is a 30 year-purchase money (first lien) loan with a variable interest rate. An escrow account will be established. Secured collateral property is located in Iowa.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran4_IA_FHA_ARM
Applicable Law/Property State	IA
Base Loan Act	N/A
Agency/Gov't Insurer	FHA
Loan Stage	N/A
Loan Term/Loan Type	30 years/Purchase
Escrow Applies	Yes
High Cost?	No
Borrowers	2 Individuals, unmarried
Owners	2- Same as Borrowers
Non-borrowing Owners	No
CoSigners	No

CollateralType/Lien Position/Occupancy	2-unit (CollType 811)/first lien/owner and borrower occupied principal dwelling
Principal Balance	\$250,577
Fixed or Variable Rate	Variable
Initial Interest Rate/Discount or Premium	Initial rate: 5.5% (fixed for 1st 2 years, then adjusts annually) Fully indexed rate: 6.5% (means 1% discount)
Index + Margin+Lookback Period	1 Year Treasury Margin: 2.5% Lookback: 45 days before Change Date
Ceiling/Floor	Ceiling: 9.5% (4% over initial rate) Floor: 1.5% (4% below initial rate)
Maximum rate at first adjustment; minimum rate at first adjustment	2% cap
Periodic Rate Cap After First Adjustment	2% cap
Conversion Option	No
Assumability	Yes
Rate Change Frequency/Payment Frequency	Fixed for 2 years, then changes annually/monthly payments
Interest-Only	No
Types of Insurance	Hazard - solicited by lender
PMI/MIP?	MIP
Fees	Late Charge: 4% (15 day grace period) Origination Fee - \$2505.77 Underwriting - \$125.68 Appraisal - \$350 Credit Report - \$15.75 FHA Upfront Mortgage Insurance Premium - \$4309.69 Tax Service - \$80 Flood Determination - \$20 Hazard Insurance - \$3000 Lender's Title Insurance - \$1095 Owner's Title Policy - \$1,200 Settlement/Closing Fee - \$500 Survey Fee - \$250 Government Recording Fees - \$155 total of which \$75 is to record mortgage and \$80 to record deed
Disbursements	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE (2 instances)
2. Adjustable Rate Mortgage Disclosure-FHAVA
3. Affiliated Business Arrangement Disclosure
4. Agreement to Provide Insurance
5. Automatic Transfer Authorization Plain Language
6. Borrower Authorization for Counseling
7. Borrowers Certification and Authorization
8. Borrowers Signature Authorization (2 instances)
9. Choice of Insurance Notice
10. Closing Disclosure (2 instances)
11. Closing Disclosure Addendum (2 instances)
12. Consumer Handbook on Adjustable Rate Mortgages
13. Errors and Omissions Agreement
14. Escrow Account Disclosure
15. Fannie Mae1003 Freddie Mac 65 Universal Loan Application Continuation Page (2 instances)
16. Fannie Mae1003 Freddie Mac 65 Universal Loan Application (2 instances)
17. FHA Adjustable Rate Note
18. FHA ARM Rider
19. FHA for Your Protection Get a Home Inspection
20. FHA Identity of Interest Certification
21. FHA Informed Consumer Choice Disclosure Notice
22. FHA Lender Certification
23. FHA Mortgage
24. FHA VA Amendatory Clause
25. Housing Counseling Agencies Notice-HE
26. How to Make Your Mortgage Payments
27. HUD1 Settlement Statement Addendum-M2
28. HUD 928005b Conditional Commitment
29. HUD 92900A VA261802A HUDVA Addendum to Uniform Residential Loan Application (2 instances)
30. HUD 9200LT Loan Underwriting and Transmittal Summary
31. HUD Analysis of Appraisal Report
32. HUD Energy Efficient Mortgage Disclosure
33. HUD FHA Notice to Homeowners Assumption
34. Important Applicant Information
35. Important Notice to Homebuyers
36. IRS1099S-Proceeds From Real Estate Transactions



37. Loan Estimate
38. Loan Estimate Addendum
39. Mortgage Fraud Notice
40. Notice of Intent to Apply for Joint Credit
41. Notice of Right to Receive Copy of Appraisal –0114
42. Notice of Servicing Transfer-HE
43. Notice to Home Loan Applicant (2 instances)
44. Notice to Settlement Agents
45. Occupancy Affidavit and Financial Status
46. Real Estate Certification
47. Request for Taxpayer Identification Number and Certification (2 instances)
48. Request for Transcript of Tax Return-IRS 4506T
49. Risk Based Pricing Notice Alternate for Residential Real Property
50. Risk Based Pricing Notice Credit Score Not Available
51. Signature Name Affidavit-HE (2 instances)
52. Source of Funds Certification-M2
53. Standard Flood Hazard Determination
54. Title Guaranty Affidavit IA (2 instances)
55. Title Guaranty Application IA
56. Written list of providers

## Fannie Mae Variable Rate Refinance Loan with Original Lender

### Scenario

This transaction is a 30-year refinance of a first lien with the original lender, with a variable interest rate. Escrow does not apply. The loan is secured by a 1-4 family manufactured housing dwelling (single wide) that is located in Missouri.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran5_MO_Fannie_ARM
Applicable Law/Property State	MO
Base Loan Act	N/A
Agency/Gov't Insurer	Fannie Mae
Loan Stage	Refinance
Loan Term/Loan Type	30 Year/Refinance (same lender)
Escrow Applies	No
High Cost?	No

<b>Borrowers</b>	1 Individual
<b>Owners</b>	1 - Same as Borrower
<b>Non-borrowing Owners</b>	No
<b>CoSigners</b>	No
<b>CollateralType/Lien Position/Occupancy</b>	1-4 family manufactured housing (single wide)—(CollType 811, /Txn/CollateralItems/Collateral/IncludesManufacturedHomeInd = true)/first lien/owner-borrower occupied
<b>Principal Balance</b>	\$150,000
<b>Fixed or Variable Rate</b>	Variable
<b>Initial Interest Rate/Discount or Premium</b>	3%/no discount or premium
<b>Index + Margin+Lookback Period</b>	1 Year Treasury Margin: 2.5% Lookback: 45 days before Change Date
<b>Ceiling/Floor</b>	Ceiling: 9% Floor: none
<b>Maximum rate at first adjustment; minimum rate at first adjustment</b>	Maximum rate: 5% Minimum rate: 2.5%
<b>Periodic Rate Cap After First Adjustment</b>	2% cap
<b>Conversion Option</b>	Can convert to fixed rate on 1st, 2nd or 3rd Change Date OR 3rd, 4th or 5th Change Date
<b>Assumability</b>	No
<b>Rate Change Frequency/Payment Frequency</b>	Fixed for 3 years, then changes yearly/monthly payments
<b>Interest-Only</b>	No
<b>Types of Insurance</b>	Hazard insurance (required by lender)
<b>PMI/MIP?</b>	No
<b>Fees</b>	Late Charge: 5% (10 day grace period) Origination Fee - \$750 Discount Points - \$1500 (1%) Appraisal - \$350 Credit Report - \$15.75 Inspection Fee - \$150 Courier Fee - \$25 Tax Service - \$80 Flood Cert. - \$20 Hazard Insurance - \$2000 Abstract or Title Search - \$1,142 Lender's Title Policy - \$300 Settlement/Closing Fee - \$400

	Pest Inspection - \$200 Government Recording Fees - \$83 total of which \$68 is to record mortgage and \$15 to record release Transfer Taxes - \$400 total, of which \$100 is for county tax and \$300 for state tax
<b>Disbursements</b>	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE
2. Adjustable Rate Mortgage Disclosure-Fannie Freddie
3. Affiliated Business Arrangement Disclosure
4. Agreement to Provide Insurance CDLHE
5. Assignment of Real Estate Security Instrument
6. Automatic Transfer Authorization Plain Language
7. Borrower Authorization for Counseling-M2
8. Borrowers Certification and Authorization-HE-CDL
9. Borrowers Signature Authorization CDLHE
10. Choice of Insurance Notice
11. Closing Disclosure
12. Collateral Protection Insurance Notice-MO
13. Consumer Handbook on Adjustable Rate Mortgages-HE
14. Deed of Trust-Fannie Mae Freddie Mac
15. Errors and Omissions Agreement
16. Fannie Mae 1003 Freddie Mac 65 URLA
17. Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal
18. Fannie Mae 3113 Rider 1 Yr Treas Conv 3 To 5 Or 1 To 3 Asm Until Conv
19. Fannie Mae 3503 Note 1 Yr Treas Conv 3 To 5 Or 1 To 3 Asm Until Conv
20. Hazard Insurance Authorization and Requirements-M2
21. Housing Counseling Agencies Notice-HE
22. Important Applicant Information-M2
23. Loan Estimate
24. Mortgage Fraud Notice-M2
25. Mortgage Loan Commitment-M2
26. Notice of Right of Rescission
27. Notice of Right of Rescission Copy2
28. Notice of Right of Rescission Copy3
29. Notice of Right to Receive Copy of Appraisal-0114
30. Notice of Servicing Transfer-HE

31. Notice to Borrower About Optional Property Tax Payments MO
32. Occupancy Affidavit and Financial Status-M2
33. Request for Taxpayer ID Number W9 HECDL
34. Request for Transcript of Tax Return-IRS 4506T-HECDL
35. Request for Verification of Deposit\_instance1
36. Request for Verification of Deposit\_instance2
37. Request for Verification of Stock Securities
38. Risk Based Pricing Notice Alternate for Residential Real Property
39. Signature Name Affidavit-HE
40. Standard Flood Hazard Determination
41. Tangible Net Benefit Worksheet-HE
42. Written List of Providers

## Fannie Mae Fixed Rate NY CEMA Refinance Loan with Original Lender

### Scenario

This transaction is a fixed rate; New York Consolidation, Extension and Modification (CEMA) refinance transaction with a 30-year term that is secured by a first lien on a 1-4 family property located in New York. Escrow does not apply.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran6_NY_Fannie_CEMA-FixedRate
Applicable Law/Property State	NY
Base Loan Act	N/A
Agency/Gov't Insurer	Fannie Mae
Loan Stage	Refinance
Loan Term/Loan Type	30 years/cash-out CEMA refinance with new lender
Escrow Applies	No
High Cost?	No
Borrowers	2 borrowers, married to each other
Owners	Property held in trust
Non-borrowing Owners	No
CoSigners	No
CollateralType/Lien Position/Occupancy	1-4 family (811)/first lien/borrower-owner occupied as principal dwelling
Principal Balance	\$60,000
Fixed or Variable Rate	Fixed
Initial Interest Rate/Discount or Premium	4.75%
Index + Margin+Lookback Period	N/A
Ceiling/Floor	N/A

Maximum rate at first adjustment; minimum rate at first adjustment	N/A
Periodic Rate Cap After First Adjustment	N/A
Conversion Option	No
Assumability	No
Rate Change Frequency/Payment Frequency	Monthly payments
Interest Only	No
Types of Insurance	Credit life, flood (participating community) and hazard
PMI/MIP?	No
Fees	Late Charge: 5% (15 day grace period) Origination Fee - \$1150 Discount Points - \$600 Appraisal - \$350 Credit Report - \$15.75 Tax Service - \$80 Flood Cert. - \$40 Flood Insurance - \$1920 Lender's Title Policy - \$800 Closing Fee - \$400 Title Services - \$1,000 Government recording fees - \$212 to record mortgage Transfer taxes - \$100 for state tax on mortgage
Disbursements	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE
2. Agreement to Provide Insurance CDLHE
3. Application Summary Report
4. Authorization Document
5. Automatic Transfer Authorization Plain Language
6. Borrower Authorization for Counseling-M2
7. Borrowers Certification and Authorization-HE-CDL
8. Borrowers Signature Authorization CDLHE\_instance1
9. Borrowers Signature Authorization CDLHE\_instance2
10. Choice of Insurance Notice
11. Closing Disclosure\_instance1

12. Closing Disclosure\_instance2
13. Closing Disclosure\_instance3
14. Closing Disclosure\_instance4
15. Closing Disclosure\_instance5
16. Closing Disclosure Addendum\_instance1
17. Closing Disclosure Addendum\_instance2
18. Closing Disclosure Addendum\_instance3
19. Closing Disclosure Addendum\_instance4
20. Closing Disclosure Addendum\_instance5
21. Consolidation Extension and Modification Agreement-NY-M2
22. Consumer Report Notice NY
23. Credit Application Insurance Disclosure NY
24. Credit Insurance Disclosure-M2
25. Errors and Omissions Agreement
26. Escrow Waiver Notice-M2
27. Fannie Mae 1003 Freddie Mac 65 URLA\_instance1
28. Fannie Mae 1003 Freddie Mac 65 URLA\_instance2
29. Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal
30. Fannie Mae Freddie Mac 3200 Conventional and VA Fixed Rate Note-M2
31. Federal Sale of Insurance Disclosure CDLHE
32. Flood Insurance Coverage Disclosure-HECDL
33. Hazard Insurance Authorization and Requirements-M2
34. Hazard Insurance Disclosure NY
35. Housing Counseling Agencies Notice-HE
36. Important Applicant Information
37. Insurance Disclosure NY
38. Interest Rate Disclosure NY-HE
39. InterVivos Revocable Trust Note Addendum-M2
40. InterVivos Revocable Trust Rider-M2
41. InterVivos Revocable Trust Signature Attachment
42. Loan Estimate
43. Loan Estimate Addendum
44. Lock In Agreement-NY-M2
45. Lock In Expiration Notice-NY
46. Mortgage-Fannie Mae Freddie Mac
47. Mortgage Fraud Notice-M2
48. Notice of Intent to Apply for Joint Credit
49. Notice of Right of Rescission\_instance1
50. Notice of Right of Rescission\_instance2
51. Notice of Right of Rescission\_instance3

52. Notice of Right of Rescission Copy 2\_instance1
53. Notice of Right of Rescission Copy 2\_instance2
54. Notice of Right of Rescission Copy 2\_instance3
55. Notice of Right of Rescission Copy 3\_instance1
56. Notice of Right of Rescission Copy 3\_instance2
57. Notice of Right of Rescission Copy 3\_instance3
58. Notice of Right to Receive Copy of Appraisal-0114
59. Notice of Servicing Transfer-HE
60. Notice of Special Flood Hazards-HE
61. Occupancy Affidavit and Financial Status-M2
62. Request for Taxpayer ID Number W9 HECDL\_instance1
63. Request for Taxpayer ID Number W9 HECDL\_instance2
64. Risk Based Pricing Notice Alternate for Residential Real Property\_instance1
65. Risk Based Pricing Notice Alternate for Residential Real Property\_instance2
66. Signature Name Affidavit-HE\_instance1
67. Signature Name Affidavit-HE\_instance2
68. Standard Flood Hazard Determination
69. Tangible Net Benefit Worksheet-HE
70. Trustee Acknowledgment

## Fannie Mae Variable Rate Texas Home Equity Refinance Loan

### Scenario

This transaction is a 30-year, variable rate refinance with a new lender. Escrow does not apply. The loan is secured by a first lien on a condominium that is located in Texas. The loan is subject to the home equity provisions of the Texas Constitution.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran7_TX_Fannie_ARM_HE
Applicable Law/Property State	TX
Base Loan Act	General Interest Law - Home Equity
Agency/Gov't Insurer	Fannie Mae
Loan Stage	Refinance
Loan Term/Loan Type	30 years/Refinance with new lender
Escrow Applies	No
High Cost?	No
Borrowers	1 married borrower, 1 non-borrowing spouse
Owners	2 owners married to each other, one of whom is a non-borrower

Non-borrowing Owners	Yes
CoSigners	No
CollateralType/Lien Position/Occupancy	Condo (CollType 802)/first lien/principal dwelling of borrower and owners
Principal Balance	\$100,000
Fixed or Variable Rate	Variable
Initial Interest Rate/Discount or Premium	5.123/2.00% discount (fully indexed rate = 7.123)
Index + Margin+Lookback Period	1 Year Treasury/2.750%/45 days before Change Date
Ceiling/Floor	10.00000% ceiling; no floor
Maximum rate at first adjustment; minimum rate at first adjustment	7.123% / 3.123%
Periodic Rate Cap After First Adjustment	2%
Conversion Option	No
Assumability	No
Rate Change Frequency/Payment Frequency	Rate fixed for 5 years, then changes annually; monthly payments
Interest-Only	No
Types of Insurance	Hazard - solicited by lender
PMI/MIP?	No
Fees	<p>Late Charge: 5% (15 day grace period)</p> <p>Origination Fee - \$2000</p> <p>Underwriting Fee - \$126.89</p> <p>Application Fee - \$33.24</p> <p>Appraisal - \$350</p> <p>Credit Report - \$15.75</p> <p>Courier Fee - \$25</p> <p>Tax Service - \$80</p> <p>Flood Cert. - \$20</p> <p>Hazard Insurance - \$2000</p> <p>Lender's title policy - \$453</p> <p>Title/Abstract Search - \$698.20</p> <p>Owner's Title Policy - \$1500</p> <p>Survey Fee - \$200</p> <p>Government Recording Fees - \$93.75 to record mortgage</p> <p>Transfer Taxes - \$375 total, of which \$200 is for county mortgage tax and \$175 for state mortgage tax</p>
Disbursements	



## Document List

The transaction will return the following documents:

1. Acknowledgment of Fair Market Value of Homestead PropertyTX-HE
2. Addendum to Loan Application-HE\_instance1
3. Addendum to Loan Application-HE\_instance2
4. Adjustable Rate Mortgage Disclosure-Fannie Freddie
5. Affiliated Business Arrangement Disclosure
6. Agreement to Provide Insurance CDLHE
7. Assignment of Real Estate Security Instrument
8. Borrower Authorization for Counseling-M2
9. Borrowers Certification and Authorization-HE-CDL
10. Borrowers Signature AuthorizationCDLHE
11. Choice of Insurance Notice
12. Closing Disclosure\_instance1
13. Closing Disclosure\_instance2
14. Collateral Protection Insurance Disclosure TX-HECDL
15. Consumer Handbook on Adjustable Rate Mortgages-HE
16. Errors and Omissions Agreement
17. Fannie Mae 1003 Freddie Mac65URLA
18. Fannie Mae 1003 Freddie Mac65URLAContinuationPage
19. Fannie Mae 1008 Freddie Mac1077UnderwritingTransmittal
20. Fannie Mae 3182\_44 Rider Fixed 1 Yr Treas HE 1stLien-TX
21. Fannie Mae Freddie Mac 3044\_1 First Lien Cash OutSecurity Inst TX
22. Fannie Mae Freddie Mac 3140\_44 Home Equity Condominium Rider TX-M2
23. Fannie Mae Freddie Mac 3185 Home Equity Affidavit and Agreement TX-M2
24. Fannie Mae Freddie Mac 3522 44 Note Fixed 1 Yr Treas HE 1stLien-TX
25. Hazard Insurance Authorization and Requirements-M2
26. Home Equity Checklist-TX
27. Home Equity Closing Affidavit and Agreement TX
28. Home Equity Notice TX
29. Housing Counseling Agencies Notice-HE
30. Important Applicant Information-M2
31. Loan Agreement Addendum-TX-M2
32. Loan Estimate
33. Mortgage Fraud Notice-M2
34. Mortgage Fraud NoticeTX-HECDL
35. Notice of Right of Rescission\_instance1
36. Notice of Right of Rescission\_instance2
37. Notice of Right of Rescission Copy 2\_instance1
38. Notice of Right of Rescission Copy 2\_instance2

- 39. Notice of Right of Rescission Copy 3\_instance1
- 40. Notice of Right of Rescission Copy 3\_instance2
- 41. Notice of Right to Receive Copy of Appraisal-0114
- 42. Occupancy Affidavit and Financial Status-M2
- 43. Receipt of Documents TX
- 44. Request for Taxpayer ID Number W9 HECDL
- 45. Risk Based Pricing Notice Alternate for Residential Real Property
- 46. Signature Name Affidavit-HE\_instance1
- 47. Signature Name Affidavit-HE\_instance2
- 48. Standard Flood Hazard Determination
- 49. Written List of Providers

## Freddie Mac Variable Rate Refinance Loan with Original Lender

### Scenario

This transaction is a 30-year, cash-out refinance with the same lender, with a variable interest rate. Escrow applies. The loan is secured by a first lien on a 1-4 family dwelling that is located Pennsylvania. An attorney-in-fact is executing documents on behalf of the borrower/owner. There is a cosigner.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran8_PA_Freddie_ARM
Applicable Law/Property State	PA
Base Loan Act	N/A
Agency/Gov't Insurer	Freddie Mac
Loan Stage	Refinance
Loan Term/Loan Type	30 years/Refinance (same lender, cash-out)
Escrow Applies	Yes
High Cost?	No
Borrowers	1 Individual (an attorney-in-fact signs on the borrower's/owner's behalf under a POA)
Owners	1 owner who is the borrower
Non-borrowing Owners	No
CoSigners	1 co-signer who is not an owner
CollateralType/Lien Position/Occupancy	1-4 family (CollType 811)/1st lien/principal dwelling of borrower-owner
Principal Balance	\$260,200
Fixed or Variable Rate	Variable
Initial Interest Rate/Discount or Premium	4.126%/Discount of 1.5% (fully indexed rate = 5.626%)

Index + Margin+Lookback Period	6 month LIBOR/2.25%/45-day
Ceiling/Floor	12.25000% ceiling/2.25% floor
Maximum rate at first adjustment; minimum rate at first adjustment	6.626 (initial rate + 2.5) / 2.25%.
Periodic Rate Cap After First Adjustment	2.0%
Conversion Option	No
Assumability	After initial rate change
Rate Change Frequency/Payment Frequency	Fixed for 1st 6 months, then changes every 6 months/monthly payments
Interest-Only	No
Types of Insurance	Hazard insurance (not solicited by lender)
PMI/MIP?	No
Fees	<p>Late Charge: 5% (15 day grace period)</p> <p>Origination Fee - \$2602</p> <p>Appraisal - \$350</p> <p>Credit Report - \$15.75</p> <p>Courier Fee - \$25</p> <p>Tax Service - \$80</p> <p>Flood Cert. - \$20</p> <p>Hazard Insurance - \$3000</p> <p>Lender's Title Insurance - \$600</p> <p>Closing Fee - \$475</p> <p>Abstract/Title Search - \$1075.63</p> <p>Survey Fee - \$230</p> <p>Government Recording Fees - \$155 to record mortgage</p> <p>Transfer Taxes - \$375 total, of which \$200 is for county mortgage tax and \$175 for state mortgage tax</p>
Disbursements	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE
2. Adjustable Rate Mortgage Disclosure-Fannie Freddie
3. Agreement to Provide Insurance CDLHE
4. Automatic Transfer Authorization Plain Language
5. Borrower Authorization for Counseling-M2
6. Borrowers Certification and Authorization-HE-CDL
7. Borrowers Signature Authorization CDLHE
8. Closing Disclosure
9. Consumer Handbook on Adjustable Rate Mortgages-HE

10. Cosigner Notice-Federal-No Garnish
11. Credit Report Authorization-HE\_instance1
12. Credit Report Authorization-HE\_instance2
13. Errors and Omissions Agreement
14. Escrow Account Disclosure
15. Fannie Mae 1003 Freddie Mac 65 URLA\_instance1
16. Fannie Mae 1003 Freddie Mac 65 URLA\_instance2
17. Fannie Mae 1003 Freddie Mac 65 URLA Continuation Page\_instance1
18. Fannie Mae 1003 Freddie Mac 65 URLA Continuation Page\_instance2
19. Fannie Mae 1008 Freddie Mac1077 Underwriting Transmittal
20. Freddie Mac 5124 Rider 6 Mo LIBOR Asm Aft IP 45 Day LB
21. Freddie Mac 5524 Note 6 Mo LIBOR Asm Aft IP 45 Day LB
22. Housing Counseling Agencies Notice-HE
23. How to Make Your Mortgage Payments-M2
24. Important Applicant Information-M2
25. Initial Interest Rate Adjustment Notice-HE
26. Loan Estimate
27. Mortgage-Fannie Mae Freddie Mac
28. Mortgage Fraud Notice-M2
29. Notice of Right of Rescission
30. Notice of Right of Rescission Copy 2
31. Notice of Right of Rescission Copy 3
32. Notice of Right to Receive Copy of Appraisal-0114
33. Occupancy Affidavit and Financial Status-M2
34. Release of Real Estate Security Instrument
35. Request for Taxpayer ID Number W9 HECDL\_instance1
36. Request for Taxpayer ID Number W9 HECDL\_instance2
37. Risk Based Pricing Notice Alternate for Residential Real Property
38. Signature Name Affidavit-HE\_instance1
39. Signature Name Affidavit-HE\_instance2
40. Standard Flood Hazard Determination
41. Tangible Net Benefit Worksheet-HE
42. Written List of Providers

## Fannie Mae Fixed Rate - Interest Only Refinance Loan with Original Lender

### Scenario

This transaction is a 30-year, fixed rate, interest-only, no cash-out refinance with the same lender. There is no escrow account. The loan is secured by a first lien on a 1-4 family dwelling that is located in South Carolina. Documents are drawn in name of a licensed mortgage broker. The lender is licensed.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran15_SC_Fannie_FixedRate_IO
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Applicable Law/Property State	SC
Base Loan Act	N/A
Agency/Gov't Insurer	Fannie Mae
Loan Stage	Refinance
Loan Term/Loan Type	30 years/Refinance (same lender, no cash-out)
Escrow Applies	No
High Cost?	No
Borrowers	1 Individual
Owners	1 owner who is the borrower
Non-borrowing Owners	No
CoSigners	No
CollateralType/Lien Position/Occupancy	1-4 family (811); 1st lien; second home
Principal Balance	\$150,000
Fixed or Variable Rate -	Fixed Rate -Interest Only
Initial Interest Rate/Discount or Premium	6.5%
Index + Margin+Lookback Period	N/A
Ceiling/Floor	N/A
Maximum rate at first adjustment; minimum rate at first adjustment	N/A
Periodic Rate Cap After First Adjustment	N/A
Conversion Option	No
Assumability	No
Rate Change Frequency/Payment Frequency	Monthly payments
Interest-Only	Yes - 7 year interest-only period
Types of Insurance	Hazard insurance (not solicited by lender)
PMI/MIP?	No
Fees	<p>Late Charge: 5% (10 day grace period)</p> <p>Origination Fee - \$750</p> <p>Discount Points - \$1500 (1%)</p> <p>Appraisal - \$350</p> <p>Credit Report - \$15.75</p> <p>Lender's Inspection fee - \$150</p> <p>Tax Service - \$80</p> <p>Flood Determination - \$20</p> <p>Hazard Insurance - \$2000 PCOB</p> <p>Lender's Title Insurance \$1,442</p> <p>Closing Fee \$400</p> <p>Settlement/closing fee - \$400</p> <p>Pest inspection - \$200</p> <p>Government recording fees - \$68 is to record mortgage</p> <p>Transfer taxes - \$400 total, of which \$100 is for county tax and \$300 for state tax</p>
Disbursements	



## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE
2. Affiliated Business Arrangement Disclosure
3. Agreement to Provide Insurance
4. Amortization Schedule
5. Appraisal Request
6. Attorney Insurance Preference Form-SC
7. Automatic Transfer Authorization Plain Language
8. Borrower Authorization for Counseling
9. Borrower Certification and Authorization
10. Borrowers Signature Authorization
11. Closing Disclosure
12. Errors and Omissions Agreement
13. Fannie Mae 1003 Freddie Mac 65 Universal Loan Application Continuation Page
14. Fannie Mae 1003 Freddie Mac 65 Universal Loan Application
15. Fannie Mae 1008 Freddie Mac 1077 Underwriting Transmittal Summary
16. Fannie Mae Freddie Mac 3890 Second Home Rider-M2
17. Hazard Insurance Authorization and Requirements
18. Housing Counseling Agencies Notice-HE
19. Important Applicant Information
20. Loan Estimate
21. Mortgage Broker Fee Agreement for Financial Services-SC
22. Mortgage-Fannie Mae Freddie Mac
23. Mortgage Fraud Notice
24. Non Owner Occupancy Rider
25. Note-Interest Only-Fixed Rate
26. Notice of Right to Receive Copy of Appraisal-0114
27. Notice of Servicing Transfer-HE
28. Request for Taxpayer Identification Number and Certification
29. Request for Transcript of Tax Return-IRS 4506T
30. Request for Verification of Deposit
31. Risk Based Pricing Notice Alternate for Residential Real Property
32. Signature Name Affidavit
33. Standard Flood Hazard Determination
34. Tangible Net Benefit Worksheet-HE
35. Title Insurance Disclosure
36. Written List of Providers
37. Waiver of Appraisal Rights-SC-M2
38. Waiver of Appraisal Rights Notice-SC-M2

## FHA Section 203K Fixed Rate Purchase

### Scenario

This transaction is a 30-year, purchase/203 K loan, no cash-out, with a fixed rate. There is an escrow account. The loan is secured by a first lien on a 1-4 family dwelling that is located in California. Documents are drawn in name of a licensed mortgage broker. The lender is licensed under the CA Residential Mortgage Lending Act.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran16_CA_FHA_FixedRate_203K
Applicable Law/Property State	CA
Base Loan Act	
Agency/Gov't Insurer	FHA
Loan Stage	Purchase
Loan Term/Loan Type	30 years
Escrow Applies	Yes
High Cost?	No
Borrowers	2 Individuals
Owners	Same as Borrower
Non-borrowing Owners	NA
CoSigners	No
CollateralType/Lien Position/Occupancy	1-4 family (811); 1st lien; borrower and owner principal dwelling
Principal Balance	\$250,381
Fixed or Variable Rate -	Fixed Rate
Initial Interest Rate/Discount or Premium	4.125%
Index + Margin+Lookback Period	N/A
Ceiling/Floor	N/A
Maximum rate at first adjustment; minimum rate at first adjustment	N/A
Periodic Rate Cap After First Adjustment	N/A
Conversion Option	N/A
Assumability	No
Rate Change Frequency/Payment Frequency	Monthly Payments
Interest-Only	No
Types of Insurance	Hazard insurance (solicited by lender)
PMI/MIP?	yes-MIP
Fees	Late Charge: 4% (15 day grace period) Origination Fee - \$2503.81 Appraisal - \$400 Credit Report - \$15.75 FHA Upfront Mortgage Insurance Premium - \$4306.31 Tax Service - \$80 Flood Determination - \$20 Hazard Insurance - \$3000

	Lender's title policy - \$1,135.63 Abstract or Title Search - \$500 Owner's title policy - \$1,015.50 (borrower); \$1,200 (seller) Survey fee - \$230 Government recording fees - \$155 total of which \$75 is to record mortgage and \$80 to record deed Non-Filing insurance - \$155
<b>Disbursements</b>	

## Document List

The transaction will return the following documents:

1. Affidavit of Occupancy-M2
2. Affiliated Business Arrangement Disclosure
3. Agreement to Provide Insurance CDLHE
4. Appraisal Report Delivery Waiver-HE\_instance1
5. Appraisal Report Delivery Waiver-HE\_instance2
6. Appraisal Report Receipt-HE
7. Borrower Authorization for Counseling-M2
8. Borrowers Certification and Authorization-HE-CDL
9. Borrowers Signature Authorization CDLHE\_instance1
10. Borrowers Signature Authorization CDLHE\_instance2
11. California Addendum to Application
12. Choice of Insurance Notice
13. Closing Disclosure\_instance1
14. Closing Disclosure\_instance2
15. Closing Disclosure Addendum\_instance1
16. Closing Disclosure Addendum\_instance2
17. Credit Score Disclosure-CA-HE
18. Errors and Omissions Agreement
19. Escrow Account Disclosure
20. Fair Lending Notice CA-HE
21. Fannie Mae 1003 Freddie Mac 65 URLA CA
22. Fannie Mae 1003 Freddie Mac 65 URLA Continuation Page
23. FHA 203K Escrow Account Acknowledgment-M2
24. FHA 203K Consultants Certification-M2
25. FHA 203K Escrow Account Acknowledgment-M2
26. FHA 203K Repair Escrow Interest Rate Disclosure-M2



27. FHA Deed of Trust-M2
28. FHA Fixed Rate Note-0115-M2
29. FHA for Your Protection Get a Home Inspection-M2
30. FHA HUD Draw Request Section 203K-M2
31. FHA Informed Consumer Choice Disclosure Notice-M2
32. FHA Lender Certification-M2
33. FHA Mortgagees Assurance Of Completion-M2
34. FHA VA Amendatory Clause-M2
35. First Payment Letter-M2
36. Housing Counseling Agencies Notice-HE
37. HUD 203K Borrowers Identity of Interest Certification-M2
38. HUD 203K Maximum Mortgage WorkSheet-M2
39. HUD 203K Specification of Repairs-M2
40. HUD 92700A 203K Borrower Acknowledgment-M2
41. HUD 928005b Conditional Commitment-M2
42. HUD 92900A VA 261802A Addendum to Uniform Residential Loan App
43. HUD 92900LT Loan Underwriting and Transmittal Summary-M2
44. HUD Analysis of Appraisal Report
45. HUD Compliance Inspection Report-M2
46. HUD Energy Efficient Mortgage Disclosure-M2
47. HUD FHA Notice to Homeowner Assumption-M2
48. Important Applicant Information-M2
49. Important Notice to Homebuyers-M2
50. Insurance Notice Policy Limit CA
51. Interim Interest Payment Disclosure CA-HE
52. IRS 1099 SSU-Cert for No Interest Reporting
53. Loan Estimate
54. Loan Estimate Addendum
55. Mortgage Fraud Notice-M2
56. Mortgage Loan Broker Origination Agreement-M2
57. Notice for Mailed Applications-CA
58. Notice of Intent to Apply for Joint Credit
59. Notice of Right to Receive Copy of Appraisal-0114
60. Notice of Servicing Transfer-HE
61. Notice to Borrower not in a Special Flood Hazard-M2
62. Notice to Home Loan Applicant CA\_instance1
63. Notice to Home Loan Applicant CA\_instance2
64. Notice to Settlement Agents
65. Occupancy Affidavit and Financial Status-M2
66. Real Estate Certification-M2

- 67. Rehabilitation Loan Agreement-M2
- 68. Rehabilitation Loan Rider-M2
- 69. Request for Copy of Tax Return-IRS 4506
- 70. Request for Taxpayer ID Number W9 HECDL\_instance1
- 71. Request for Taxpayer ID Number W9 HECDL\_instance2
- 72. Request for Transcript of Tax Return-IRS 4506T-HECDL
- 73. Risk Based Pricing Notice Alternate for Residential Real Property\_instance1
- 74. Risk Based Pricing Notice Alternate for Residential Real Property\_instance2
- 75. Settlement Certification-M2
- 76. Signature Name Affidavit-HE\_instance1
- 77. Signature Name Affidavit-HE\_instance2
- 78. Source of Funds Certification-M2
- 79. Standard Flood Hazard Determination
- 80. Title Insurance Notice-CA-M2
- 81. Voluntary Information for Government Monitoring Purposes-CA\_instance 1
- 82. Voluntary Information for Government Monitoring Purposes-CA\_instance 2
- 83. Written List of Providers

## VA Variable Rate Purchase Loan

### Scenario

This transaction is a 30-year purchase, with a variable rate and an escrow account. The loan is secured by a first lien on a 1-4 family dwelling that is located in Washington. Documents are drawn in name of a licensed lender.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran17_WA_VA_ARM
Applicable Law/Property State	WA
Base Loan Act	N/A
Agency/Gov't Insurer	VA
Loan Stage	
Loan Term/Loan Type	30 years/Purchase
Escrow Applies	Yes
High Cost?	No
Borrowers	2 individual, unmarried
Owners	2-same as borrowers
Non-borrowing Owners	NA
CoSigners	NA
CollateralType/Lien Position/Occupancy	2-unit (CollType 811)/First/owner and borrower occupied principal dwelling
Principal Balance	\$250,577

Fixed or Variable Rate -	Variable
Initial Interest Rate/Discount or Premium	3.5% initial rate/no discount or premium
Index + Margin+Lookback Period	1 Year Treasury Margin: 2.5% Lookback: 45 days before Change Date
Ceiling/Floor	Ceiling: 9.5% (6% over start rate) Floor: 2.5% (margin)
Maximum rate at first adjustment; minimum rate at first adjustment	5.5% maximum; 2.5% minimum
Periodic Rate Cap After First Adjustment	2% cap
Conversion Option	No
Assumability	Yes
Rate Change Frequency/Payment Frequency	Fixed for 2 years/then changes annually/monthly payments
Interest-Only	No
Types of Insurance	Hazard insurance (solicited by lender)
PMI/MIP?	No
Fees	Late Charge: 5% (15 day grace period) Origination Fee - \$2505.77 Appraisal - \$350 Credit Report - \$15.75 VA Funding Fee - \$4309.69 Tax Service - \$80 Flood Determination - \$20 Hazard Insurance - \$3000 Lenders Title Policy - \$1095.00 Owner's title policy - \$1,200 Settlement/closing fee - \$500 Survey fee - \$230 Government recording fees - \$155 total of which \$75 is to record mortgage and \$80 to record deed
Disbursements	

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE (2 instances)
2. Adjustable Rate Mortgage Disclosure-FHAVA
3. Affiliated Business Arrangement Disclosure
4. Agreement to Provide Insurance
5. Automatic Transfer Authorization Plain Language

6. Borrower Authorization for Counseling
7. Borrowers Certification and Authorization
8. Borrowers Signature Authorization (2 instances)
9. Choice of Insurance Notice
10. Closing Disclosure ( 2 instances)
11. Closing Disclosure Addendum (2 instances)
12. Deed of Trust-Fannie Mae Freddie Mac
13. Disclosure Summary Fixed and Variable Rate Loan-WA
14. Errors and Omissions Agreement
15. Escrow Account Disclosure
16. Fannie Mae 1003 Freddie Mac 65 Universal Loan Application (2 instances)
17. Fannie Mae 1003 Freddie Mac 65 Universal Loan Application Continuation Page (2 instances)
18. FHA VA Amendatory Clause
19. Housing Counseling Agencies Notice-HE
20. How to Make Your Mortgage Payments
21. HUD 92900A VA 261802A HUD VA Addendum to Uniform Residential Loan Application (2 instances)
22. Important Applicant Information
23. 1099SSU Cert for No Interest Reporting
24. Loan Estimate
25. Loan Estimate Addendum
26. Mortgage Fraud Notice
27. Notice of Intent to Apply for Joint Credit
28. Notice of Right to Receive Copy of Appraisal-0114
29. Notice of Servicing Transfer-HE
30. Notice to Home Loan Applicant
31. Notice to VA Loan Borrowers
32. Occupancy Affidavit and Financial Status
33. Purchase Money Borrower Notification-WA
34. Real Estate Certification
35. Report and Certification of Loan Disbursement (VA26\_1820)
36. Request for a Certificate of Eligibility
37. Request for Copy of Tax Return-IRS4506
38. Request for Taxpayer Identification Number and Certification (2 instances)
39. Request for Transcript of Tax Return-IRS4506T
40. Rider-MERS
41. Rider – VA Guaranteed Loan and Assumption Policy
42. Risk Based Pricing Notice Alternate for Residential Real Property
43. Risk Based Pricing Notice Credit Score Not Available

44. Signature Name Affidavit-HE (2 instances)
45. Standard Flood Hazard Determination
46. VA Form 26-0503 Federal Collection Policy Notice
47. Verification of VA Benefit VA26-8937
48. Veterans Affairs Adjustable Rate Note
49. Veterans Affairs Adjustable Rate Rider
50. Veterans Affairs Common Borrower Certifications
51. Veterans Affairs Counseling Checklist
52. Veterans Affairs Debt Questionnaire
53. Veterans Affairs Lender Certifications
54. Veterans Affairs Loan Analysis
55. VeteransAffairsLoanAnalysisOverflow-M2.req
56. Veterans Affairs Loan Disclosure
57. Veterans Affairs Loan Summary Sheet
58. Written List of Providers

## Proprietary Transactions

### Variable Rate Texas Home Equity Loan Refinanced By New Lender

#### Scenario

This transaction is a 15-year, variable rate home equity loan by a new lender that is secured by a 2<sup>nd</sup> lien on a condominium that is located in Texas. The loan is subject to the home equity provisions of the Texas Constitution.

#### Transaction Characteristics

Transaction File Ref.	M2_IDTran9_TX_HE_Variable
Applicable Law/Property State	TX
Base Loan Act	General Interest Law-Home Equity
Collateral Type/Lien Position/Occupancy	Condo (CollType 802)/2 <sup>nd</sup> lien/occupied as principal dwelling by borrowers-owners
Loan Stage	Refinance
Loan Term/Loan Type	15 years/ home equity loan by new lender
Borrowers	2 Individuals (married -both are borrowers and owners)
Owners	2- Same as Borrowers
Non-borrowing Owners	No
CoSigners	No
Principal Balance	\$50,000
Fixed or Variable Rate	Variable

Rate change frequency/Payment Frequency	Fixed for 1 year, then changes annually/monthly payment
Index/ Margin/Lookback Period	Wall Street Journal US Prime Rate/ 2% margin/45-day lookback
Rate Caps	2%
Initial Rate/Discount or Preferred Rate	3.25%/Discounted 2%
Floor and/or Ceiling rate	Floor = 4.25%/Ceiling = 18% (FLOOR IS HIGHER THAN THE INITIAL RATE)
Accrual Method	Actual/365
Credit Insurance	No
Flood Insurance	No
Property Insurance	Property Insurance is required by the lender. Lender offers insurance, but it is not accepted
Escrow Account	No
PMI	No
Fees	<ul style="list-style-type: none"> <li>• Origination \$500.00</li> <li>• Appraisal \$350.00</li> <li>• Credit Report \$25.00</li> <li>• Flood Certification \$18.00</li> <li>• Homeowner's Coverage \$1200.00</li> <li>• Lender's Title Insurance \$450.00</li> <li>• Closing Fee \$550.00</li> <li>• Official Fees \$150.00</li> <li>• Recording Fee \$45.00</li> <li>• County Tax/Stamps \$475.00</li> <li>• Pest Inspection \$50.00</li> <li>• Returned Payment \$10.00</li> <li>• Late Charge \$25.00</li> </ul>

## Document List

The transaction will return the following documents:

1. Acknowledgment of Fair Market Value of Homestead Property TX-HE
2. Addendum to Loan Application-HE (2 instances)
3. Adjustable Rate Mortgage Disclosure
4. Agreement to Provide Insurance CDLHE
5. Assignment of Real Estate Security Instrument
6. Automatic Transfer Authorization Plain Language
7. Borrower Authorization for Counseling-M2
8. Borrowers Certification and Authorization-HE-CDL
9. Borrowers Signature Authorization CDLHE (2 instances)
10. Choice of Insurance Notice
11. Closing Disclosure (2 instances)

12. Closing Disclosure Addendum (2 instances)
13. Collateral Protection Insurance Disclosure TX-HECDL
14. Consumer Handbook on Adjustable Rate Mortgages-HE
15. Deed of Trust Junior Home Equity TX
16. Errors and Omissions Agreement
17. Home Equity Checklist-TX
18. Home Equity Closing Affidavit and Agreement TX
19. Home Equity Notice TX
20. Home Equity Notice TX-Spanish
21. Housing Counseling Agencies Notice-HE
22. Loan Estimate
23. Loan Estimate Addendum
24. Mortgage Fraud Notice TX-HECDL
25. Mortgage Interest Statement 1098 (2 instances)
26. Note Home Equity TX
27. Notice of Intent to Apply for Joint Credit
28. Notice of Right of Rescission (3 copies, 2 instances of each copy)
29. Notice of Right to Receive Copy of Appraisal-0114
30. Notice of Servicing Transfer-HE
31. Notice Regarding Inaccurate Information Lending (2 instances)
32. Notice to Home Loan Applicant
33. Receipt of Documents TX
34. Request for Taxpayer ID Number W9 HECDL (2 instances)
35. Risk Based Pricing Notice Alternate for Residential Real Property
36. Risk Based Pricing Notice Credit Score Not Available
37. Standard Flood Hazard Determination
38. Universal Credit Application Real Estate
39. Written List of Providers

## Fixed Rate Home Equity Loan Refinanced By New Lender

### Scenario

This transaction is a 5-year, fixed rate cash-out loan by a new lender. The loan is secured by a 2<sup>nd</sup> lien on a 1-4 family dwelling located on agricultural land in Minnesota, an uncertificated mutual fund, a boat, and an outboard motor.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran10_MN_FixedRate
Applicable Law/Property State	MN

Base Loan Act	N/A
Collateral Type/Lien Position/Occupancy	<p>Collateral: 1-4 family dwelling (CollType 811); agricultural land; uncertificated mutual fund (CollType 604,); boat, non-residence (CollType 1005); untitled outboard motor (CollType 1008)</p> <p>Lien Position: 2<sup>nd</sup> lien on 1-4 family dwelling</p> <p>Occupancy: principal dwelling of owner, not occupied by borrowers</p>
Loan Stage	Refinance
Loan Term/Loan Type	5 years/ cash-out refinance by new lender
Borrowers	2 Individuals, unmarried (non-owners)
Owners	One unmarried individual
Non-borrowing Owners	One unmarried individual
CoSigners	No
Principal Balance	\$50,000
Fixed or Variable Rate	Fixed
Rate change frequency/Payment Frequency	Monthly
Index/ Margin/Lookback Period	N/A
Rate Caps	N/A
Initial Rate/Discount or Preferred Rate	N/A
Floor and/or Ceiling rate	N/A
Accrual Method	Actual/365
Credit Insurance	Yes, solicited by lender, and obtained by borrower
Flood Insurance	No
Property Insurance	Required; not solicited by lender
Escrow Account	No
PMI	No
Fees	<ul style="list-style-type: none"> <li>• Origination \$500.00</li> <li>• Appraisal \$350.00</li> <li>• Credit Report \$25.00</li> <li>• Flood Certification \$18.00</li> <li>• Homeowner's Coverage \$1200.00</li> <li>• Abstract Fee \$350</li> <li>• Lender's Title Insurance \$450.00</li> <li>• Closing Fee \$250.00</li> <li>• Property Report \$75.00</li> <li>• Recording Fee \$45.00</li> <li>• Satisfaction \$45.00</li> <li>• County Tax/Stamps \$475.00</li> <li>• Lender's Inspection \$50.00</li> </ul>



## Document List

The transaction will return the following documents:

1. Addendum to Loan Application- HE
2. Agreement to Provide Insurance CDLHE
3. Assignment of Real Estate Security Instrument
4. Automatic Transfer Authorization Plain Language
5. Boat Title Notice MN
6. Borrower Authorization for Counseling- M2
7. Borrowers Certification and Authorization- HE-CDL
8. Borrowers Signature Authorization CDLHE\_instance1
9. Borrowers Signature Authorization CDLHE\_instance2
10. Certificate and Request for Notice by Corp or Partnership- MN
11. Choice of Insurance Notice
12. Closing Disclosure Addendum\_instance1
13. Closing Disclosure Addendum\_instance2
14. Closing Disclosure Addendum\_instance3
15. Closing Disclosure\_instance1
16. Closing Disclosure\_instance2
17. Closing Disclosure\_instance3
18. Control Agreement
19. Errors And Omissions Agreement
20. Federal Regulation O Addendum
21. Housing Counseling Agencies Notice- HE
22. Loan Agreement Disclaimer MN- HE
23. Loan Estimate
24. Loan Estimate Addendum
25. Mortgage Closed End
26. Mortgage Interest Statement 1098\_instance1
27. Mortgage Interest Statement 1098\_instance2
28. Nonagency Disclosure MN
29. Note Consumer
30. Notice of Intent to Apply for Joint Credit
31. Notice of Right of Rescission
32. Notice of Right of Rescission Copy2
33. Notice of Right of Rescission Copy3
34. Notice of Right to Receive Copy of Appraisal-0114
35. Notice of Servicing Transfer- HE
36. Notice Regarding Inaccurate Information Lending\_instance1
37. Notice Regarding Inaccurate Information Lending\_instance2

38. Notice to Home Loan Applicant
39. Possession of Abstract MN
40. Request for Notice of Default or Sale
41. Request for Taxpayer I D Number W9 HE CDL\_instance1
42. Request for Taxpayer I D Number W9 HE CDL\_instance2
43. Risk Based Pricing Notice Alternate for Residential Real Property
44. Risk Based Pricing Notice Credit Score Not Available
45. Security Agreement Consumer\_instance1
46. Security Agreement Consumer\_instance2
47. Security Agreement Consumer\_instance3
48. Standard Flood Hazard Determination
49. Stock Bond Power
50. UCC Financing Statement IACA-11 Point-0713
51. Universal Credit Application Real Estate
52. Written List of Providers

## Variable Rate First Lien Cash-Out High Cost Loan Refinanced By Original Lender

### Scenario

This transaction is a 15-year, variable rate, high cost cash-out refinance loan with the same lender. The loan is secured by a 1-4 family dwelling located in Tennessee and a certificated, non-instrument Certificate of Deposit. There is an escrow account.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran11_TN_Variable_HighCost
Applicable Law/Property State	TN
Base Loan Act	N/A
Collateral Type/Lien Position/Occupancy	Collateral: 1-4 family dwelling (CollType 811); CD/Share Certificate—Certificated, non-instrument (CollType 105)  Lien Position: 1 <sup>st</sup> lien on 1-4 family dwelling  Occupancy: occupied as principal dwelling of borrower and owners
Loan Stage	Refinance
Loan Term/Loan Type	15 years/cash-out refinance with same lender
Borrowers	1 married individual; also is an owner
Owners	2- Borrower and Non-applicant spouse
Non-borrowing Owners	Non-applicant spouse

CoSigners	No
Principal Balance	\$200,000
Fixed or Variable Rate	Variable
Rate change frequency/Payment Frequency	Fixed for 6 months, then changes monthly/monthly payments
Index/ Margin/Lookback Period	WSJ Prime/45 days/1% margin
Rate Caps	2% cap on increases; 1% cap on decreases
Initial Rate/Discount or Preferred Rate	7.0% initial rate/.5% discount/no preferred rate
Floor and/or Ceiling rate	Floor = initial rate; ceiling = 12%
Accrual Method	Actual/Actual
Credit Insurance	No
Flood Insurance	Yes
Property Insurance	Required, not offered by lender
Escrow Account	Yes
PMI	No
Fees	<ul style="list-style-type: none"> <li>• Origination \$500.00</li> <li>• Appraisal \$350.00</li> <li>• Credit Report \$25.00</li> <li>• Flood Certification \$18.00</li> <li>• Homeowner's Coverage \$1200.00</li> <li>• Flood Insurance \$600.00</li> <li>• Lender's Title Insurance \$450.00</li> <li>• Closing Fee \$250.00</li> <li>• Title Search/Abstract \$275.00</li> <li>• Recording Fee \$45.00</li> <li>• Satisfaction \$45.00</li> <li>• County Tax/Stamps \$475.00</li> <li>• Lender's Inspection \$50.00</li> </ul>

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application (2 instances)
2. Adjustable Rate Mortgage Program Disclosure
3. Affiliated Business Arrangement Disclosure
4. Agreement to Provide Insurance
5. Assignment of Deposit or Share Account
6. Assignment of Real Estate Security Instrument
7. Borrower Authorization for Counseling
8. Borrowers Certification and Authorization
9. Borrowers Signature Authorization
10. Closing Disclosure (2 instances)
11. Consumer Handbook on Adjustable Rate Mortgages

12. Deed of Trust-Closed End-TN
13. Errors and Omissions Agreement
14. Escrow Account Disclosure
15. Flood Insurance Coverage Disclosure-HECDL
16. High Cost Counseling Notice TN
17. High Cost Loan Disclosure TN
18. Housing Counseling Agencies Notice-HE
19. Initial Interest Rate Adjustment Notice-HE
20. Loan Estimate
21. Mortgage Disclosure Regulation Z32-0114
22. Mortgage Interest Statement (1098)
23. Note-Consumer-TN
24. Notice of Right of Rescission (6 copies--3 for each owner)
25. Notice of Right to Receive Copy of Appraisal-0114
26. Notice of Servicing Transfer-HE
27. Notice of Special Flood Hazards and Availability of Federal Disaster Relief Assistance
28. Notice to Assignee 0114
29. Notice to Home Loan Applicant
30. Notice Regarding Inaccurate Information Lending
31. Release of Real Estate Security Instrument
32. Request for Taxpayer ID Number and Certification
33. Risk Based Pricing Notice Credit Score Not Available
34. Standard Flood Hazard Determination
35. Universal Credit Application for Real Estate
36. Written List of Providers

## Fixed Rate First Lien Single Payment Loan Refinanced By Original Lender

### Scenario

This transaction is a 15-year, fixed rate, preferred rate, single payment refinance with same lender. The loan is secured by a first lien on a 1-4 family dwelling (manufactured housing) that is located in Kansas, a purchase money first lien on a car, and an oil and gas lease. There is a cosigner.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran12_KS_FixedRate_Mixed
Applicable Law/Property State	KS
Base Loan Act	Uniform Consumer Credit Code
Collateral Type/Lien Position/Occupancy	Collateral: 1-4 family dwelling (manufactured housing) (CollType 811); car

	(CollType 1007)(purchase); oil and gas lease (CollType 905)  Lien position: first lien on dwelling and car  Occupancy: principal dwelling of borrower-owner
Loan Stage	Refinance
Loan Term/Loan Type	14 months/cash-out refinance
Borrowers	1 individual and a revocable trust (Individual and the trust also are owners)
Owners	2- Same as Borrowers
Non-borrowing Owners	N/A
CoSigners	1 individual
Principal Balance	\$100,000
Fixed or Variable Rate	Fixed
Rate change frequency/Payment Frequency	Single payment loan
Index/ Margin/Lookback Period	N/A
Rate Caps	N/A
Initial Rate/Discount or Preferred Rate	N/A
Floor and/or Ceiling rate	N/A
Accrual Method	Actual/365
Credit Insurance	No
Flood Insurance	No
Property Insurance	Yes-homeowner's (solicited by lender) and car insurance
Escrow Account	No
PMI	No
Fees	<ul style="list-style-type: none"> <li>• Loan Origination \$500.00</li> <li>• Credit Report \$25.00</li> <li>• Title Insurance \$450.00 (lender's policy)</li> <li>• Closing Fee \$250.00</li> <li>• Abstract or Title search \$75.00</li> <li>• Recording fee - Mortgage \$45.00</li> <li>• City/County Tax Stamps -Mortgage \$275.00</li> <li>• Homeowner's Insurance \$2,100.00</li> </ul>

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE\_instance1
2. Addendum to Loan Application-HE\_instance2
3. Agreement to Provide Insurance CDLHE\_instance1

4. Agreement to Provide Insurance CDLHE\_instance2
5. Application Summary Report
6. Assignment of Real Estate Security Instrument
7. Authorization Document
8. Borrower Authorization for Counseling-M2
9. Borrowers Certification and Authorization-HE-CDL
10. Borrowers Signature Authorization CDLHE\_instance1
11. Borrowers Signature Authorization CDLHE\_instance2
12. Closing Disclosure\_instance1
13. Closing Disclosure\_instance2
14. Closing Disclosure Addendum\_instance1
15. Closing Disclosure Addendum\_instance2
16. CoSigner Notice-Federal
17. Credit Report Authorization-HE\_instance1
18. Credit Report Authorization-HE\_instance2
19. Errors and Omissions Agreement
20. Housing Counseling Agencies Notice-HE
21. Loan Estimate
22. Loan Estimate Addendum
23. Mortgage Closed End
24. Mortgage Interest Statement 1098\_instance1
25. Mortgage Interest Statement 1098\_instance2
26. Mortgage Loan Commitment-M2-DF
27. Motor Vehicle Title Application KS
28. Note Consumer
29. Notice of Intent to Apply for Joint Credit
30. Notice of Right of Rescission\_instance1
31. Notice of Right of Rescission\_instance2
32. Notice of Right of Rescission Copy 2\_instance1
33. Notice of Right of Rescission Copy 2\_instance2
34. Notice of Right of Rescission Copy 3\_instance1
35. Notice of Right of Rescission Copy 3\_instance2
36. Notice of Right to Receive Copy of Appraisal-0114
37. Notice of Servicing Transfer-HE
38. Rate Lock Agreement-M2-DF
39. Request for Taxpayer ID Number W9 HECDL\_instance1
40. Request for Taxpayer ID Number W9 HECDL\_instance2
41. Request for Taxpayer ID Number W9 HECDL\_instance3
42. Risk Based Pricing Notice Alternate for Residential Real Property
43. Security Agreement Consumer

- 44. Security Instrument Oil and Gas
- 45. Trustee Acknowledgment
- 46. Universal Credit Application Real Estate

## Variable Rate, Refinance - Cash out by the Original Lender, 20 years/Purchase Money Construction Loan

### Scenario

This transaction is a 20-year, variable rate, purchase money construction-to-perm loan that is secured by real property that is located in Texas.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran13_TX_Variable_Construction
Applicable Law/Property State	TX
Base Loan Act	N/A
Collateral Type/Lien Position/Occupancy	1-4 family dwelling (CollType 811)/first lien/principal dwelling of borrowers and owners
Loan Stage	N/A
Loan Term/Loan Type	20 years/purchase money construction loan
Borrowers	2 unmarried individuals (one individual has an attorney-in-fact signing for her under a POA)
Owners	2- Same as Borrowers
Non-borrowing Owners	N/A
CoSigners	No
Principal Balance	\$300,000
Fixed or Variable Rate	Variable
Rate change frequency/Payment Frequency	First phase: Variable Rate, with a 1-year hold on rate changes during the 1-year construction period  Second phase: Variable rate  Monthly payments in both phases
Index/ Margin/Lookback Period	Wall Street Journal Prime/no margin/45 days
Rate Caps	None
Initial Rate/Discount or Preferred Rate	6% initial rate; no discount or preferred rate
Floor and/or Ceiling rate	Floor in both phases: 5% Ceiling in both phases: 10%
Accrual Method	Periodic
Credit Insurance	N/A
Flood Insurance	N/A
Property Insurance	Required, not offered by lender

Escrow Account	No
PMI	No
Fees	<ul style="list-style-type: none"> <li>• Origination \$643.00</li> <li>• Discount Points \$750</li> <li>• Appraisal \$350.00</li> <li>• Credit Report \$25.00</li> <li>• Flood Certification \$18.00</li> <li>• Tax Service \$10 (seller)</li> <li>• Administrative Fee \$18.00</li> <li>• Attorney's Fee \$750.00 for borrower; \$350 for seller</li> <li>• Environmental Inspection \$575.00</li> <li>• CLO Access \$45.33</li> <li>• Lender's Construction Inspection \$322.00</li> <li>• Notary Fee \$32.00</li> <li>• Property Damage Fee \$250.25</li> <li>• Homeowner's Hazard Insurance \$601.33</li> <li>• Easement Insurance \$67.67</li> <li>• Lender's Title Insurance \$200.00 (seller)</li> <li>• Title Insurance Binder \$450.06 (seller)</li> <li>• Title Clearing Fee \$382.11 (borrower), \$250.01 (seller)</li> <li>• Title Search \$500.07</li> <li>• Closing Fee \$105.08</li> <li>• Title Examination \$188.09</li> <li>• Recording Fee \$42.50</li> <li>• County Tax/Stamps \$475.00</li> <li>• Engineering Services \$428.00</li> <li>• Survey \$128.50</li> <li>• Pest Inspection \$134.00</li> <li>• Building Permit \$50.00</li> <li>• Driveway Permit \$22.55</li> <li>• Code Inspection \$77.88</li> </ul> <p>There is a late charge of \$5.00 for payments more than 10 days late.</p>

## Document List

The transaction will return the following documents:

1. Addendum to Loan Application-HE (2 instances)
2. Adjustable Rate Mortgage Program Disclosure
3. Agreement to Provide Insurance CDLHE
4. Assignment of Real Estate Security Instrument
5. Borrower Authorization for Counseling-M2
6. Borrowers Certification and Authorization-HE-CDL



7. Borrowers Signature Authorization CDLHE (2 instances)
8. Builders and Mechanics Lien Contract TX
9. Closing Disclosure (2 instances)
10. Closing Disclosure Addendum (2 instances)
11. Collateral Protection Insurance Disclosure TX-HECDL
12. Consent-Architects Contract Assignment
13. Consent-Construction Contract Assignment
14. Construction Disbursement Schedule
15. Construction Notice TX
16. Consumer Handbook on Adjustable Rate Mortgages-HE
17. Deed of Trust Closed End
18. Disclosure Regarding Review of Loan Documentation TX
19. Errors and Omissions Agreement
20. Housing Counseling Agencies Notice-HE
21. How To Make Your Mortgage Payments-M2
22. IRS 1099 SSU-Cert for No Interest Reporting
23. Loan Agreement Construction Consumer
24. Loan Estimate
25. Loan Estimate Addendum
26. Loan Information Report
27. Mortgage Fraud Notice TX-HECDL
28. Mortgage Interest Statement 1098 (2 instances)
29. Note Consumer-TX
30. Notice of Intent to Apply for Joint Credit
31. Notice of Right to Receive Copy of Appraisal-0114
32. Notice of Servicing Transfer-HE
33. Notice Regarding Inaccurate Information Lending (2 instances)
34. Notice to Home Loan Applicant
35. Request for Taxpayer ID Number W9 HECDL (2 instances)
36. Risk Based Pricing Notice Alternate For Residential Real Property
37. Risk Based Pricing Notice Credit Score Not Available
38. Standard Flood Hazard Determination
39. Universal Credit Application Real Estate
40. Written List of Providers

## Fixed Rate Refinance Secured by Illinois Land Trust

### Scenario

This transaction is a 15-year, fixed rate, balloon payment refinance by a new lender. The loan is secured by a 2<sup>nd</sup> lien on a townhome (PUD) that is held by an Illinois land trust. There is a secured guaranty.

### Transaction Characteristics

Transaction File Ref.	M2_IDTran14_IL_FixedRate_LandTrust
Applicable Law/Property State	IL
Base Loan Act	N/A
Collateral Type/Lien Position/Occupancy	Collateral: Townhome (PUD) (CollType 812, held in land trust; guaranty is secured by certificated corporate securities (stock)(CollType 612) and a life insurance policy (CollType 603)  Lien positions: 2nd lien in townhome  Occupancy: principal dwelling of beneficiaries of land trust
Loan Stage	Refinance
Loan Term/Loan Type	15 years/refinance by new lender in 2nd lien position
Borrowers	2 unmarried individuals (beneficiaries of Illinois land trust--not collateral owners)
Owners	Illinois land trust
Non-borrowing Owners	Illinois land trust
Guarantor	Unmarried individual is a guarantor. Guaranty is secured by a life insurance policy and 1000 shares of corporate stock (certificated).
Principal Balance	\$250,000
Fixed or Variable Rate	Fixed
Rate change frequency/Payment Frequency	Monthly payment (balloon payment at end)
Index/ Margin/Lookback Period	N/A
Rate Caps	N/A
Initial Rate/Discount or Preferred Rate	4.75%
Floor and/or Ceiling rate	N/A
Accrual Method	30/360
Credit Insurance	No
Flood Insurance	No
Property Insurance	Required and solicited by lender but not purchased from lender
Escrow Account	No

PMI	No
Fees	<ul style="list-style-type: none"> <li>• Origination Charge \$75.00</li> <li>• Appraisal \$350.00</li> <li>• Credit Report \$25.00</li> <li>• Flood Certification \$18.00</li> <li>• Homeowner's Coverage \$1200.00</li> <li>• Lender's Title Insurance \$450.00</li> <li>• Recording Fee \$45.00</li> <li>• Release \$45.00</li> <li>• County Tax/Stamps \$475.00</li> <li>• Building Inspection \$50.00 (fee on Loan Estimate, but not charged at closing)</li> </ul>

### Document List

The transaction will return the following documents:

1. Addendum to Loan Application (2 instances)
2. Agreement to Provide Insurance
3. Assignment of Life Insurance Policy
4. Assignment of Real Estate Security Instrument
5. Balloon Payment Mortgage Disclosure
6. Borrower Authorization for Counseling
7. Borrowers Certification and Authorization
8. Borrowers Signature Authorization (2 instances)
9. Choice of Insurance Notice
10. Closing Disclosure (5 instances)
11. Closing Disclosure Addendum (5 instances)
12. Collateral Protection Insurance Notice IL
13. Collateral Receipt
14. Credit Report Authorization (3 instances)
15. Direction to Execute Documents IL
16. Errors and Omissions Agreement
17. Guaranty-Consumer
18. Housing Counseling Agencies Notice-HE
19. Land Trust Security Agreement-IL
20. Life Insurance Assignment Questionnaire
21. Loan Estimate
22. Loan Estimate Addendum
23. Mortgage-Closed-End-IL
24. Mortgage Interest Statement (2 instances)
25. Note-Consumer

26. Notice of Intent to Apply for Joint Credit
27. Notice of Negative Information (Pre-Sharing)
28. Notice of Right of Rescission (9 copies - 3 for land trust, 3 each for the 2 beneficiaries of the trust)
29. Notice Regarding Inaccurate Information (2 instances)
30. Release of Real Estate Security Instrument
31. Request for Taxpayer ID Number and Certification (3 instances)
32. Rider-Land Trust IL
33. Rider-Land Trust Note-IL
34. Risk Based Pricing Notice Alternate for Residential Real Estate (2 instances)
35. Security Agreement-Consumer
36. Standard Flood Hazard Determination
37. Stock Bond Power
38. Title Insurance Disclosure IL - HE
39. Universal Credit Application Real Estate (2 instances)



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