Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

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

Property Type
- ❑ 1 unit
- ❑ 2- to 4-units
- ❑ Condominium
- ❑ PUD ❑ Co-op
- ❑ Manufactured Housing
  - ❑ Single Wide ❑ Multiwide

Project Classification

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

Fannie Mae
- ❑ P Limited Review New Detached
- ❑ Q Limited Review Established
- ❑ R Expedited Review New
- ❑ S Expedited Review Established
- ❑ T Fannie Mae Review
- ❑ U FHA-approved
- ❑ V Refi Plus™

❑ E PUD ❑ 1 Co-op
❑ F PUD ❑ 2 Co-op
❑ T PUD ❑ T Co-op

Occupancy Status
- ❑ Primary Residence
- ❑ Second Home
- ❑ Investment Property

Additional Property Information
Number of Units _____
Sales Price $ _____
Appraised Value $ _____

Property Rights
- ❑ Fee Simple
- ❑ Leasehold

Project Name _____ CPM Project ID# (if any) _____

II. Mortgage Information

Loan Type
- ❑ Conventional
- ❑ FHA
- ❑ VA
- ❑ USDA/RHS

Amortization Type
- ❑ Fixed-Rate—Monthly Payments
- ❑ Fixed-Rate—Biweekly Payments
- ❑ Balloon
- ❑ ARM (type) _____
- ❑ Other (specify) _____

Loan Purpose
- ❑ Purchase
- ❑ Cash-Out Refinance
- ❑ Limited Cash-Out Refinance (Fannie)
- ❑ No Cash-Out Refinance (Freddie)
- ❑ Home Improvement
- ❑ Construction to Permanent

Lien Position
- ❑ First Mortgage

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

Note Information
Original Loan Amount $ _____
Initial P&I Payment $ _____
Initial Note Rate _____ %
Loan Term (in months) _____

Mortgage Originator
- ❑ Seller
- ❑ Broker
- ❑ Correspondent

Broker/Correspondent Name and Company Name: _____

Buydown
- ❑ Yes
- ❑ No

Terms _____

If Second Mortgage
Owner of First Mortgage
❑ Fannie Mae ❑ Freddie Mac
❑ Seller/Other
Original Loan Amount of First Mortgage
$ _____

III. Underwriting Information

Underwriter's Name _____
Appraiser's Name/License # _____
Appraisal Company Name _____

Stable Monthly Income

	Borrower	Co-Borrower	Total
Base Income	$	$	$
Other Income	$	$	$
Positive Cash Flow (subject property)	$	$	$
Total Income	$	$	$

Present Housing Payment: $ _____

Proposed Monthly Payments

Borrower's Primary Residence

First Mortgage P&I	$
Second Mortgage P&I	$
Hazard Insurance	$
Taxes	$
Mortgage Insurance	
HOA Fees	$
Lease/Ground Rent	$
Other	$
Total Primary Housing Expense	$

Other Obligations

Negative Cash Flow (subject property)	$
All Other Monthly Payments	$
Total All Monthly Payments	$

Qualifying Ratios

Primary Housing Expense/Income	%
Total Obligations/Income	%
Debt-to-Housing Gap Ratio (Freddie)	%

Loan-to-Value Ratios

LTV	%
CLTV/TLTV	%
HCLTV/HTLTV	%

Qualifying Rate

❑ Note Rate	%
❑ _____ % Above Note Rate	%
❑ _____ % Below Note Rate	%
❑ Bought-Down Rate	%
❑ Other	%

Level of Property Review
- ❑ Exterior/Interior
- ❑ Exterior Only
- ❑ No Appraisal

Form Number: _____

Borrower Funds to Close

Required	$
Verified Assets	$

Risk Assessment
- ❑ Manual Underwriting
- ❑ AUS
  - ❑ DU ❑ LPA ❑ Other _____
  - AUS Recommendation _____
  - DU Case ID/LP AUS Key# _____
  - LPA Doc Class (Freddie) _____

Representative Credit/Indicator Score _____

Escrow (T&I)
❑ Yes ❑ No

Source of Funds _____
No. of Months Reserves _____
Interested Party Contributions _____ %

Community Lending/Affordable Housing Initiative ❑ Yes ❑ No
Home Buyers/Homeownership Education Certificate in file ❑ Yes ❑ No

Underwriter Comments

_____

IV. Seller, Contract, and Contact Information

Seller Name _____
Seller Address _____
Seller No. _____ Investor Loan No. _____
Seller Loan No. _____

Contact Name _____
Contact Title _____
Contact Phone Number _____ ext. _____
Contact Signature _____