WHOLESALE FILE FLOW



Step 1

Broker Loan Delivery to AE through Acra Portal

Include Loan XML and Appraisal XML (if available)

Step 2

AE Scrubs file to verify minimum documentation requirements have been met

Step 3

Loan Submited / Welcome Letter issued

*Signals loan set up complete and file in line for UW and disclosures

Step 4

Disclosures issued within 48 hours of Welcome Letter issuance

TRID Loans require borrower's

Acra Intent to Proceed

Underwriter decision issued Turn Times Link Rate auto locked; expires 45 days from submited date

Step 6

Broker delivers conditions to Account Manager through <u>Acra Portal</u>

*24 hours for AM review

Step 7

Underwriter Condition Review

*24-48 hours

Step 8

Valuation Appraisal Review

Turn Times Link

*Broker must provide appraisal XML

Acra Appraisal Delivery to borrower must be confirmed 3 days prior to closing

Step 9

Broker Fee Confirmation; Early CD Issuance on TRID Loans

*24 hours from request date

Step 10

Broker delivers final Conditions to AM

Underwriter Final Condition Review for CTC

*24 hrs for AM / 24-48 hrs UW Review

Step 11

File transferred to Closing Department for CD (if early CD not sent) or Closing Docs

> *24-48 hours; + if Legal Review Required

Step 12

Closer balances with Closing Agent; sends closing package for execution

Step 13

Funder ensures delivery of funds to close; reviews executed docs; requests wire; authorizes disbursement

Step 14

Loan transferred to Servicing Department for loan boarding

TURN TIME

PRICER

FORMS

UPLOAD NEW LOAN

acralending.com

