# 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 Acra Portal

\*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**

**QUICK QUALIFIER** 

**FORMS** 

**UPLOAD NEW LOAN** 

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