

Uniform Underwriting and Transmittal Summary

Loan #: 103330820

I. Borrower and Property Information

Borrower Name

JENNIFER L PETRO

Property Address

2006 ONOTOA DR, INDIAN TRAIL, NC 28079

SSN

192-64-6180

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 TM

Occupancy Status

☒ Primary Residence

☐ Second Home

☐ Investment Property

Additional Property Information

Number of Units

1

Sales Price

\$

Appraised Value

\$ 265,000.00

Property Rights

☒ Fee Simple

☐ Leasehold

Project Name

BENT CREEK

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

\$ 89,000.00

Initial P&I Payment

\$ 437.83

Initial Note Rate

4.250%

Loan Term (in months)

360

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

DAN LYNEM

Appraiser's Name/License #

JENNIFER A. DICKENS / A7485

Appraisal Company Name

DICKENS APPRAISAL GROUP

Stable Monthly Income

Borrower

Co-Borrower

Total

Base Income

\$ 4,569.42

\$

4,569.42

Other Income

\$ 2,677.26

\$

2,677.26

Positive Cash Flow

\$

\$

(subject property)

Total Income

\$ 7,246.68

\$

7,246.68

Qualifying Ratios

Primary Housing Expense/Income

11.204%

Total Obligations/Income

35.463%

Loan-to-Value Ratios

LTV

33.585%

CLTV/TLTV

33.585%

HCLTV/HTLTV

33.585%

Qualifying Rate

☒ Note Rate

4.250%

☐ % Above Note Rate

☐ % Below Note Rate

☐ Bought-Down Rate

☐ Other

Level of Property Review

☒ Exterior/Interior

☐ Exterior Only

☐ No Appraisal

Form Number:

1004/70

Risk Assessment

☐ Manual Underwriting

☒ AUS

☐ DU

☒ LPA

☐ Other

AUS Recommendation

ACCEPT

DU Case ID/LP AUS Key#

A4339293

LPA Doc Class (Freddie)

ACCEPT

Escrow (T&I)

☒ Yes

☐ No

Community Lending/Affordable Housing Initiative

☐ Yes

☒ No

Home Buyers/Homeownership Education Certificate in file

☐ Yes

☒ No

Present Housing Payment:

\$ 378.58

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

DAN LYNEM NOTES:

WAGE INCOME VALIDATED WITH WVOE YTD WAGES \$23,761/5.2 MONTHS = \$4569.42

PENSION INCOME \$2,677.26 - LOCAL GOVERNMENTAL EMPLOYEES RETIREMENT SYSTEM OF NC (VALIDATED WITH 2018/1099 AND CURRENT DEPOSIT)

IV. Seller, Contract, and Contact Information

Seller Name

LOANDEPOT.COM, LLC

Seller Address

26642 TOWNE CENTRE DRIVE

FOOTHILL RANCH, CA 92610

Seller No.

Investor Loan No.

Seller Loan No.

103330820

Contact Name

Contact Title

Contact Phone Number

ext.

Contact Signature

Freddie Mac Form 1077 06/16
15847.211

Fannie Mae Form 1008 06/16

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