

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name Samson Martinez SSN 533-31-9632
Co-Borrower Name _____ SSN _____
Co-Mortgagor Name _____ SSN _____
Co-Mortgagor Name _____ SSN _____
Co-Mortgagor Name _____ SSN _____
Property Address 5512 Austin Dr. Pasco, WA 99301

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 Est.
☐ R Expedited Review New
☐ S Expedited Review Est.
☐ T Fannie Mae Review
☐ U FHA-approved
☐ V Refi Plus™

Occupancy Status

- ☒ Primary
☐ Residence
☐ Second Home
☐ Investment
☐ Property

Additional Property Information

Number of Units 1
Sales Price \$ _____
Appraised Value \$ 341,000.00
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
\$ \$0.00
(If HELOC, include balance and credit limit)
☐ Second Mortgage

Note Information

Original Loan Amount
Initial P&I Payment
Initial Note Rate
Loan Terms (in months)

\$ 235,500.00
\$ 1,122.96
3.990 %
360 months

Mortgage Originator

- ☐ Seller
☐ Broker
☐ Correspondent

Buydown

- ☐ Yes
☒ No
Terms _____

Broker/Correspondent Name and Company Name: _____

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 Lisa Cabe Appraiser's Name/License # _____ Appraisal Company Name N/A

Stable Monthly Income

	Borrower	Co-Borrower	Total
Base Income	\$ <u>4,322.91</u>	\$ _____	\$ <u>4,322.91</u>
Other Income	\$ _____	\$ _____	\$ _____
Positive Cash Flow (subject property)	\$ _____	\$ _____	\$ _____
Total Income	\$ <u>4,322.91</u>	\$ _____	\$ <u>4,322.91</u>

Qualifying Ratios

Primary Housing Expense/Income 33.365 %
Total Obligations/Income 37.991 %
Debt-to-Housing Gap Ratio (Freddie) _____ %

Qualifying Rate

- ☒ Note Rate 3.990 %
☐ _____ % Above Note Rate _____ %
☐ _____ % Below Note Rate _____ %
☐ Bought-Down Rate _____ %
☐ Other _____ %

Risk Assessment

- ☐ Manual Underwriting
☒ AUS
☐ DU ☒ LP ☐ Other
AUS Recommendation Accept
DU Case ID/LP AUS Key# A4522952
LP Doc Class (Freddie) _____

Loan-to-Value Ratios

LTV 69.062 %
CLTV/TLTV 69.062 %
HCLTV/HTLTV 69.062 %

Level of Property Review

- ☐ Exterior/Interior
☐ Exterior Only
☐ No Appraisal
Form Number: _____

Escrow (T&I)

- ☒ Yes ☐ No

Present Housing Payment: \$ 1,526.00

Proposed Monthly Payments

Borrower's Primary Residence
First Mortgage P&I \$ 1,122.96
Second Mortgage P&I \$ _____
Hazard Insurance \$ 74.06
Taxes \$ 245.31
Mortgage Insurance \$ _____
HOA Fees \$ _____
Lease/Ground Rent \$ _____
Other \$ _____
Total Primary Housing Expense \$ 1,442.33
Other Obligations \$ _____
Negative Cash Flow (subject property) \$ _____
All Other Monthly Payments \$ 200.00
Total All Monthly Payments \$ 1,642.33

Borrower Funds to Close

Required \$ _____
Verified Assets \$ _____
Source of Funds _____
No. of Months Reserves _____
Interested Party Contributions _____ %

Representative Credit/Indicator Score 700

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. 26283004 Investor Loan No. _____
Seller Loan No. 4254841365
30028527

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