

DU Underwriting Findings

SUMMARY

Recommendation	Approve/Eligible		
Primary Borrower	Barika A Noris	Co-Borrower	
Lender Loan Number	103319867	Casefile ID	1405640989
Submission Date	06/08/2019 12:58PM	Submitted By	l41lrcxa
First Submission Date	04/24/2019 07:34PM	DU Version	10.3
Submission Number	6		

Mortgage Information

LTV/CLTV/HCLTV	68.00% / 68.00% / 68.00%	Note Rate	5.750%
Housing Expense Ratio	17.64%	Loan Type	Conventional
Debt-to-Income Ratio	24.74%	Loan Term	360
Total Loan Amount	\$114000.00	Amortization Type	Fixed Rate
Sales Price	\$0.00	Loan Purpose	Refinance
Actual/Estimated Appraised Value	\$170000.00	Refi Purpose	Cash-Out

Property Information

Property Address	1802 ADRIANA LN Houston, TX 77049	Number of Units	1
Property Type	Planned Unit Development(PUD)	Occupancy Status	Primary Residence

RISK/ELIGIBILITY

- The risk profile of this loan casefile appears to meet Fannie Mae's guidelines.
- This loan casefile appears to meet Fannie Mae's eligibility requirements.
- This loan casefile has been underwritten as a cash-out refinance. This loan casefile is ineligible as a cash-out if the property was purchased (or acquired) by the borrower within the six months preceding the disbursement date of the new mortgage loan (unless eligible under the delayed financing exception), or the property is currently listed for sale. Refer to the Selling Guide for additional information.

FINDINGS

- The following risk factors represent strengths in the borrower's loan application:
Combined Loan-to-Value Ratio
Debt-to-Income Ratio

VERIFICATION MESSAGES/APPROVAL CONDITIONS

- This loan is subject to all lender specified conditions and must comply with all applicable federal, state, and local laws and regulations.
- Based on the credit report obtained through DU, this loan casefile must close on or before 08/24/2019. All credit documents must be no more than four months old on the note date. Refer to the Selling Guide for guidelines on the age of the appraisal or property inspection report.
- The lender must determine whether Texas Constitution Section 50(a)(6) will apply to this refinance loan. Fannie Mae's classification as a cash-out refinance cannot be relied

upon for that determination. Texas Section 50(a)(6) loans must be delivered to Fannie Mae using specific loan documents, and with additional warranties related to loan eligibility, origination, and servicing. Refer to the Fannie Mae Selling Guide for more information.

- 8 If there is a home equity line of credit secured against the subject property the maximum allowable HCLTV is 80 percent, verify the terms of the home equity line of credit for compliance with the Selling Guide, and calculate the HCLTV using the maximum credit limit of the equity line.
- 9 Loan Level Price Adjustments may be applied when this loan is delivered to Fannie Mae. Refer to the Selling Guide and Loan-level Price Adjustment (LLPA) Matrix on fanniemae.com for specific details.

Credit and Liabilities

- 10 Include evidence of payoff of the following debts (other than 30 day accounts) in the loan file:

Borrower	Creditor	Account Number	Balance
Barika A Noris	ELAN FINANCIAL SERVI	4081810004268252	1291.00
Barika A Noris	MERRICK BANK	4301002006990745	1633.00
Barika A Noris	GALENA PARK SCHOOLS	4170513000010841	1768.00
Barika A Noris	DEPT OF ED/NELNET	900000437389019	2021.00
Barika A Noris	DEPT OF EDUCA TION/NELN	900000323619924	2049.00
Barika A Noris	CHASE CARD	4266841296060989	2297.00
Barika A Noris	DEPT OF EDUCA TION/NELN	900000323619824	2920.00
Barika A Noris	WELLS FARGO HOME MOR	7080109465039	87555.10

Employment and Income

- 11 Document Barika A Noris's income using a paystub and a W-2 from the prior year, or using a standard Verification of Employment (1005). The paystub must be dated no earlier than 30 days prior to the initial loan application date, include all year-to-date earnings, and include sufficient information to appropriately calculate income. Otherwise, additional documentation must be obtained. If a W-2 is not available from the prior year, the lender must determine if the income would still be acceptable per the Selling Guide. If a standard Verification of Employment (1005) will be obtained it must include all year-to-date earnings as well as prior year earnings if a W-2 is not being provided. Direct verifications provided by a third party employment verification vendor are acceptable if completed in accordance with the Selling Guide.
- 12 Perform and document a verbal verification of employment for each borrower. For all borrowers who are not Self-Employed no more than 10 business days prior to the note date, or Self-Employed within 120 calendar days prior to the note date. Direct

verification by a third party employment verification vendor is acceptable if completed within the same timeframes, and the information is not more than 35 days old (120 days old if self employed) as of the note date. If the borrower is in the military, obtain either a Military Leave and Earnings Statement within 31 calendar days prior to the note date or a verification of employment through the Defense Manpower Data Center (<https://mla.dmdc.osd.mil/mla/#/home>). Lenders also have the option of obtaining the verbal verification of employment after the note date (and prior to delivery of the loan to Fannie Mae), but when using this option must ensure compliance with the Selling Guide.

- 13 Obtain a completed and signed Form 4506-T for each borrower at or before closing. If all of a borrower's income has been validated through the DU validation service, a completed and signed Form 4506-T is not required for that borrower. Form 4506, Form 4506T-EZ, or Form 8821 may be used in lieu of Form 4506-T. Refer to the Selling Guide for additional information.

- 14 DU did not receive report data from the vendor(s) shown below.

Borrower	Vendor and Rep Type	Rep ID	Reason
Barika A Noris	The Work Number (VOI/VOE)	Missing	Report was not ordered, or vendor did not have report on the borrower, or report ID and borrower SSN do not match those provided to the vendor.

- 15 DU could not validate borrower employment shown below for the reason provided.

Borrower	DU Employer	Vendor and Rep Type	Rep ID	Vendor Match	Reason
Barika A Noris	Galena Park ISD	Missing	Missing	Missing	No VOI/VOE report

- 16 DU could not validate borrower income shown below for the reason provided.

Borrower	DU Income Type	Vendor and Rep Type	Rep ID	Vendor Match	DU Reported Amount	Reason
Barika A Noris	Base Employment Income	Missing	Missing	Missing	\$7,030.10	No report received by DU that validates this income type

Assets

- 17 A miscellaneous other credit has been entered in Section VII of the loan application. Verify that the minimum borrower contribution is made for the transaction. Verify that contributions by others do not exceed the limits permitted in the Selling Guide. All credits applied in this section must be eligible and documented according to the requirements of the Selling Guide.

Property and Appraisal Information

- 18 DU returned the following standardized address and census tract for the subject property: 1802 ADRIANA LN, HOUSTON, TX 77049-1667, 252302. This is the address that DU used in its property valuation and fieldwork recommendation. Regardless of the property fieldwork required by DU, if this address is not valid for the subject property, an appraisal based on an interior and exterior property inspection reported on Form 1004 is required for this transaction. If the subject property is located in a condominium project, the appraisal must be reported on Form 1073.
- 19 Obtain an appraisal based on an interior and exterior property inspection on Form 1004.
- 20 This property is located in a PUD project. Determine that the PUD project meets the underwriting requirements of the applicable project classification. Refer to the Selling Guide for more information.
- 21 The loan casefile is not eligible for an appraisal waiver because a recent appraisal with a matching property address was submitted to UCDP.

OBSERVATIONS

- 22 This case was submitted to Desktop Underwriter version 10.3 by LOANDEPOT.COM, LLC. The following information is associated with this loan: Casefile ID is 1405640989 and Submission number is 6. If the loan is delivered to Fannie Mae, the Casefile ID must be provided at delivery.
- 23 The following list of special feature codes is provided to assist you in determining which codes may be associated with this loan. Other codes may be required. Refer to the Special Feature Codes list on fanniemae.com for a comprehensive list.

Special Feature Code	Description
304	Texas Equity Take-Out Mortgage (if applicable)
127	DU Loan
003	Cash-out Refinance

- 24 The following Credit Report is associated with this submission:

Borrower Name	Credit Agency	Credit Report ID	Credit Report Date
Barika A Noris	CoreLogic Credco	113342468450000	04/24/2019

- 25 The following credit scores are included in the credit report:

Borrower	Credit Scores
Barika A Noris	566 627 636

26 The following sources of income were used in the underwriting analysis:

Borrower	Income Type	Amount
Barika A Noris	Base employment income	7030.10

27 Liabilities that have been marked "paid by close" in the application have not been added to required funds. For cash-out refinance transactions, all debts to be paid off using proceeds from the transaction must be included in Section VII, Details of Transaction - line D. Verify and document the funds needed to pay off accounts marked "paid by close."

28 Desktop Underwriter does not include cash back received from the transaction in the borrower's cash reserves calculation. Therefore, the amount of cash back, \$2851.52, has not been included in cash reserves.

Underwriting Analysis Report

Recommendation Approve/Eligible

Primary Borrower Barika A Noris

Co-Borrower

Lender Loan Number 103319867

Casefile ID

1405640989

Submission Date 06/08/2019 12:58PM

Submitted By

l41lrcxa

PROPERTY INFORMATION

Property Address 1802 ADRIANA LN
Houston, TX 77049

Number of Units

1

Occupancy Status

Primary Residence

Property Type Planned Unit
Development(PUD)

MORTGAGE INFORMATION

Loan Type	Conventional	LTV/CLTV/HCLTV	68.00% / 68.00% / 68.00%
Amortization Type	Fixed Rate	Loan Amount	\$114000.00
Balloon	No	Financed MI Amount	\$0.00
Community Lending	No	Total Loan Amount	\$114000.00
Payment Frequency	Monthly	Sales Price	\$0.00
Lien Type	First Mortgage	Actual/Estimated Appraised Value	\$170000.00
Amt. Subordinate Fin.	\$0.00	P&I	\$665.27
Loan Purpose	Refinance	Note Rate	5.750%
Refi Purpose	Cash-Out	Qualifying Rate	5.750%
Owner Existing Mtg.		Bought Down Rate	0.00%
Buydown	No	Term (Months)	360

INCOME

QUALIFYING RATIOS

Base	\$7030.10	Housing Expense	17.64%
Commission	\$0.00	Debt-to-Income	24.74%
Bonus	\$0.00		
Overtime			

	\$0.00	EXPENSE RATIOS	
Other	\$0.00	Including ≤ 10 Mos.	24.74%
Positive Net Rental	\$0.00	With Undisclosed Debt	24.74%
Subj. Pos. Cash Flow	\$0.00		
Total	\$7030.10		

PROPOSED MONTHLY PAYMENT

First P&I (Qualifying)	\$665.27	Negative Net Rental	\$0.00
Second P&I	\$0.00	Subj. Neg. Cash Flow	\$0.00
Hazard Insurance	\$239.92	All Other Payments	\$499.00
Taxes	\$297.41	Total Expense Payment	\$1739.10
Mortgage Insurance	\$0.00		
HOA Fees	\$37.50	Present/Principal Housing Payment	\$1280.33
Other	\$0.00		
Total Housing Payment	\$1240.10		

FUNDS

Total Available Assets	\$0.00	Cash Back	\$2851.52
Funds Required to Close	\$0.00	Net Cash Back	\$2851.52
Reserves Required to be Verified	\$0.00	Excess Available Assets, not required to be verified by DU	\$0.00
Total Funds to be Verified	\$0.00		

The recommendation for this case is: Approve/Eligible

NOTICE: The DU Underwriting Findings report does not constitute an approval or denial of the loan application. Lenders must comply with all laws and regulations, including those related to privacy and nonpublic personal information, when handling the DU Findings Report.