

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name

Michael Ryan Falkowski

SSN

046-88-4668

Co-Borrower Name

Amanda Ruth Campelli

SSN

049-88-3480

Co-Mortgagor Name

SSN

Co-Mortgagor Name

SSN

Co-Mortgagor Name

SSN

Co-Mortgagor Name

SSN

Property Address

104 Basswood Drive,Middletown, CT 06457

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

\$

240,000.00

Appraised Value

\$

240,000.00

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

\$

228,000.00

Initial P&I Payment

\$

1,155.24

Initial Note Rate

4.500 %

Loan Terms (in months)

360 months

Mortgage Originator

☒ Seller

☐ Broker

☐ Correspondent

Buydown

☐ Yes

☒ No

Terms

If Second Mortgage

Owner of First Mortgage

☐ Fannie Mae

☐ Freddie Mac

☐ Seller/Other

Original Loan Amount of First Mortgage

\$

Broker/Correspondent Name and Company Name:

Primary Residential Mortgage, Inc.

III. Underwriting Information

Underwriter's Name

Miriam Braga

Appraiser's Name/License #

RCR.0001900

Appraisal Company Name

AMC Links

Stable Monthly Income

Borrower

Co-Borrower

Total

Base Income

\$

6,687.50

\$

\$

6,687.50

Other Income

\$

\$

\$

Positive Cash Flow

\$

\$

\$

(subject property)

Total Income

\$

6,687.50

\$

\$

6,687.50

Qualifying Ratios

Primary Housing Expense/Income

26.991 %

LTV

95.000 %

Total Obligations/Income

34.437 %

CLTV/TLTV

95.000 %

Debt-to-Housing Gap Ratio (Freddie)

%

HCLTV/HTLTV

95.000 %

Qualifying Rate

☒ Note Rate

4.500 %

☐ % Above Note Rate

%

☐ % Below Note Rate

%

☐ Bought-Down Rate

%

☐ Other

%

Level of Property Review

☒ Exterior/Interior

☐ Exterior Only

☐ No Appraisal

Form Number:

FNM1004

Escrow (T&I)

☒ Yes

☐ No

Total Primary Housing Expense

\$

1,804.99

Other Obligations

Negative Cash Flow

\$

(subject property)

All Other Monthly Payments

\$

498.00

Total All Monthly Payments

\$

2,302.99

Risk Assessment

☐ Manual Underwriting

☒ AUS

☒ DU

☐ LP

☐ Other

AUS Recommendation

Approve/Eligible

DU Case ID/LP AUS Key#

1402760940

LP Doc Class (Freddie)

Borrower Funds to Close

Required

\$

20,284.26

Verified Assets

\$

26,490.05

Source of Funds

checking and savings

No. of Months Reserves

2

Interested Party Contributions

%

Representative Credit/Indicator Score

725

Community Lending/Affordable Housing Initiative

☐ Yes

☒ No

Home Buyers/Homeownership Education Certificate in file

☐ Yes

☒ No

Underwriter Comments

See attached document for Underwriter Comments.

IV. Seller, Contract, and Contact Information

Seller Name

Primary Residential Mortgage, Inc.

Contact Name

Marie Pinheiro

Seller Address

873 Main St

Contact Title

Processor

Manchester, CT 6040

Contact Phone Number

860-783-5345

ext.

Seller No.

275960004

Investor Loan No.

Seller Loan No.

300486777

Contact Signature