

Term

4 C's	Character Capacity Capital Conditions
Ability to repay rule	The ability-to-repay rule is the reasonable determination majority of mortgage lenders are required to make that the client is able to pay back the loan.
Automated Underwriting	Automated underwriting is a technology driven underwriting process that provides a computer generated loan decision. The lending industry is broadly migrating to the use of new technology driven loan underwriting platforms to improve the processing time for all types of loans
Conventional Loan	As low as 3%-5% down Minimum FICO score of 620, Longer waiting periods on credit delinquencies Rates are slightly higher
Denial	Mortgage loan requests that do not meet the minimum requirements and fall short of the Fannie Mae and Freddie Mac requirements will most likely have a statement that issues an underwriting denial
Desktop Underwriting	an automated program used by loan originators to qualify a borrower through Fannie Mae policies and requirements for a conventional loan Desktop underwriter is also used for FHA loans
FHA LOAN	As low as 3.5% down Minimum FICO score 620
Pre-Approval	The following conditions have to be completed: Loan Application- Completed! Credit Pulled Income & Asset documents have been reviewed File ran through automated underwriting system
Pre-Qualified	Submitting the loan application and having your credit pulled to determine if you are eligible to receive a loan along with meeting other regulations
Prior to Funding	Prior to Funding refers to conditions that will arise after an underwriter reviews the loan.
Underwriting	Underwriting is the process where Lending institutions determine process if the customer is accountable, responsible and eligible for its services
VA LOAN	\$0 down program for veterans Minimum Fico Score 620 Shorter waiting period on credit delinquencies
What is Underwriting?	"Underwriting is one of the most important functions in the financial world wherein an individual or an institution undertakes the risk associated with a venture, an investment, or a loan in lieu of a premium. Underwriters are found in banking, insurance, and stock markets" (Economic Times, 2018, p.1)