# Test Case DI-C01: One-Borrower Fixed Primary Attached Loan

The purpose of this test case is to show lenders how to collect information on the redesigned URLA forms and create an XML submission file to DU for a single borrower purchase of a one-unit property.

# Narrative for Data Integrity Suite Test Case DI-C01:

In this use case, a single URLA-Borrower form is used, along with the URLA-Lender form and a URLA Continuation Sheet.

## Key Loan Characteristics

* Conventional
* Fixed – 30 Year
* 1 Unit - Attached
* Purchase
* Primary Residence
* Ken N Customer, Jr

## Other Data Elements Stressed in the Test Case

* Income from Other Sources
* Qualifying the Borrower -- Other Credits

## Section 1: Borrower Information

After years of renting, Ken N Customer, Jr’s landlord has decided to sell and is offering a right of first refusal. Fortunately, his landlord put away a portion of his rent into a Lease-Purchase fund, so he has a little credit toward his closing costs. Ken N Customer, Jr’s remaining personal, employment and income information are found in this section of Form 1003.

## Section 2: Financial Information – Assets and Liabilities

Ken N Customer, Jr’s asset and liability information are found in this section of Form 1003.

## Section 3: Financial Information – Real Estate

Ken N Customer, Jr does not own any real estate, so this section does not apply.

## Section 4: Loan and Property Information

Ken N Customer, Jr is buying the attached house at 10655 Birch St, Burbank, CA 91502-1234. The property is not located in a project or Planned Unit Development. He doesn’t have any other new mortgages on the property and there is no rental income to be calculated. Ken will also not receive any gifts or grants for this loan.

## Section 5 Declarations, Section 6, Section 7 Demographics, and Section 8 Loan Originator

## Ken N Customer, Jr answered all the declarations, signed the loan application and provided his ethnicity, sex, and race information on the Form 1003. The loan originator also provided their information.

## Lender Loan Information

John Done at ABC Mortgage offered Ken a 30-year conventional, Fixed Rate loan in the amount of $300,000, at an interest rate of 4.250%.

The estimated closing costs are a total of $8,750 which includes prepaid items of $2,750. Other Credits consist of a lender credit of $1,000, seller credits of $4,750, earnest money of $10,000, and a rent credit (lease purchase fund) of $4,200; resulting in net cash from the borrower of $28,800.