

Summary of Findings

| | | |
|---------------------------|-----------------------------------|---|
| Casefile ID | Preliminary Recommendation | |
| 1646811791 | Approve/Eligible | |
| Borrower 1 | Lian Almeida | Submission Number 7 |
| Borrower 2 | Zamara Chinique | Submission Date 01/24/2024 02:00PM |
| Lender Loan Number | 50032304087550 | First Submission Date 05/01/2023 10:28AM |
| DU Version | 11.1 | Casefile Create Date 05/01/2023 |

Mortgage Information

| | | | |
|---|--------------------------|--------------------------|--------------|
| LTV/CLTV/HCLTV | 95.00% / 95.00% / 95.00% | Note Rate | 6.875% |
| Housing Expense Ratio | 40.12% | Loan Type | Conventional |
| Debt-to-Income Ratio | 48.58% | Loan Term | 360 |
| Total Loan Amount | \$532,000.00 | Amortization Type | Fixed Rate |
| Sales Price(purchase transactions) | \$560,000.00 | Loan Purpose | Purchase |
| Actual/Estimated Appraised Value | \$560,000.00 | Refi Purpose | |
| Months Reserves | 14 | | |

Property Information

| | |
|-------------------------|--------------------------|
| TBD, Hialeah, FL, 33016 | |
| Property Address | Number of Units 1 |

| Property Type | Detached | Occupancy Status | Primary Residence |
|---------------|----------|------------------|-------------------|
|---------------|----------|------------------|-------------------|

Day 1 Certainty

Property Information

| | |
|-------------------------|--|
| Value Acceptance |  Not Eligible |
| Appraisal Rep & Warrant | Not Applicable |

- 1 This DU Underwriting Findings report was created through the Preliminary Findings feature in Desktop Originator (DO). The loan casefile must be submitted to a sponsoring lender before the loan is delivered to Fannie Mae. Depending on the requirements of your sponsoring lender, the recommendation and/or messages may change upon resubmission.

Risk / Eligibility

- 2 The **risk profile** of this loan casefile appears to meet Fannie Mae's guidelines. (MSG ID 0008)
- 3 This loan casefile **appears to meet Fannie Mae's eligibility requirements**. (MSG ID 0009)

Findings

- 4 The following **risk factors** represent strengths in the borrower's loan application: (MSG ID 1437)

CREDIT PROFILE

Number of Borrowers

Verification Messages / Approval

- 5 This loan is subject to all lender specified conditions and must comply with all applicable federal, state, and local laws and regulations. (MSG ID 0278)
- 6 Based on the credit report obtained through DU, this loan casefile **MUST close on or before** 05/15/2024.
 - All credit documents must be no more than four months old on the note date, and
 - For guidelines on the age of the appraisal or property inspection report, refer to the Selling Guide.(MSG ID 0420)
- 7 If there is a **home equity line of credit** secured against the subject property:
 - The maximum allowable HCLTV is 97 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.(MSG ID 1802)
- 8 **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. (MSG ID 2343)
- 9 **Mortgage insurance is required.**
 - The lender may either obtain mortgage insurance coverage of at least 16% with an MI loan-level price adjustment or obtain mortgage insurance coverage of 30%. Refer to the Loan-level Price Adjustment Matrix on fanniemae.com.
 - Verify the mortgage insurance premium is accurately reflected in the loan application.(MSG ID 2477)

Credit and Liabilities

- 10 The following **accounts** listed on the loan application **were omitted** from the underwriting calculations.
 - For each liability that belongs to the borrower, provide documentation that supports the omission.

- If any of these accounts will be paid prior to or at closing, those accounts must be marked paid by closing (not omitted) and the loan casefile must be resubmitted to DU.
- (MSG ID 0248)

| BORROWER | CREDITOR | ACCOUNT NUMBER | BALANCE |
|-----------------|----------------------|----------------|--------------|
| Lian Almeida | UTILITY SELFREPORTED | *****988A | \$246.00 |
| Lian Almeida | DISCOVER BANK | ***** | \$295.00 |
| Lian Almeida | AMEX/CBNA | *****670 | \$350.00 |
| Lian Almeida | CBNA | *****9989 | \$518.00 |
| Lian Almeida | AMEX | *****7473 | \$1,095.00 |
| Zamara Chinique | TDRCS/SAMSUNG | *****2648 | \$1,684.00 |
| Zamara Chinique | LOANDEPOT.COM LLC | *****3897 | \$185,403.00 |

Employment and Income

- 11 Document Zamara Chinique'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. (MSG ID 0162)

12 Document Lian Almeida'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. (MSG ID 0162)

13 Verify the net rental income or loss from any properties (that are not the subject property) with either:

- The borrower's most recent federal income tax return (Pages 1, 2, Schedule 1, and Schedule E), or
- A copy of the current lease agreement if the borrower can document a qualifying exception.

Additionally:

- Rental income is not permitted on second homes.
- No documentation is required for qualifying purposes if the debt-to-income ratio already includes the entire rental property payment (i.e., income from the property is not considered).

Refer to the Selling Guide for additional information on rental history, documentation requirements, and the calculation and treatment of rental income. (MSG ID 0176)

14 Perform and document a verification of employment for each borrower using one of the following methods permitted in the Selling Guide.

1) **A verbal, written, or email verification of employment** 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.

2) **Direct verification** by a third party employment verification vendor 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.

3) **If the borrower is in the military**, obtain either a Military Leave and Earnings Statement within 120 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. (MSG ID 2469)

- 15** Obtain a **completed and signed IRS Form 4506-C** for each borrower whose income is used to qualify for the loan at or before closing. An alternate form is also acceptable if it authorizes the release of comparable tax information from the IRS.
- If all of a borrower's income has been validated through the DU validation service, a completed and signed Form 4506-C is not required for that borrower.
- Refer to the Selling Guide for additional information. (MSG ID 2471)

Assets

- 16** **Verify assets totaling \$44,981.00** from the liquid assets listed on the 1003. Refer to the Selling Guide for additional information. (MSG ID 0063)
- 17** **If depository assets** are needed to support the amount of funds required and reserves:
- Verify these assets with a verification of deposit or bank statements covering a two-month period.
 - Direct verifications provided by a third party asset verification vendor are acceptable if completed in accordance with the Selling Guide.
- (MSG ID 1880)
- 18** **Verify the gift by:**
- Obtaining a signed gift letter,
 - Documenting the transfer of the funds, and
 - Ensuring the gift comes from an eligible source (as defined in the Selling Guide).
- If the gift is a grant that the borrower is obligated to repay, enter a corresponding liability on the loan application to be included in the debt-to-income ratio and document the terms of the loan. Refer to the Selling Guide for additional information. (MSG ID 2573)
- 19** An interested party contribution from the seller, builder or developer, employer affiliate, lender affiliate, real estate agent, or other interested party has been entered on 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. (MSG ID 3595)
- 20** When depository assets are used to support the amount of funds required and reserves, document that any deposit that exceeds \$5,350.17 (which is 50% of the total income provided on the loan application) that is being used for the down payment, closing costs, or financial reserves is from an acceptable source. Reduce the total assets by any amount that is not documented and resubmit the loan casefile to DU. Refer to the Selling Guide for guidance on evaluating

large deposits. (MSG ID 3705)

Property and Appraisal Information

- 21 DU could not verify the submitted subject property address for this transaction.

- An **appraisal** based on an interior and exterior property inspection reported on Form 1004 is required for one-unit properties;
- Form 1004C is required for manufactured homes.
- Form 1073 is required for units in condominium projects;
- Form 2090 is required for units in cooperative projects.

Alternatively, modify the subject address and resubmit to determine whether DU is able to verify the updated subject property address. (MSG ID 1824)

Observations

- 22 This loan casefile was submitted to Desktop Underwriter version 11.1 by Point Mortgage to Preliminary Findings. The following information is associated with this loan: The casefile ID is 1646811791, the loan casefile was created on 05/01/2023, the submission number is 7, and submission type is Interim. If the loan is delivered to Fannie Mae, the Casefile ID must be provided at delivery. (MSG ID 0237)
- 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. (MSG ID 1387)

| SPECIAL FEATURE CODE | DESCRIPTION |
|----------------------|-------------|
| | |

| | |
|-----|---------|
| 127 | DU Loan |
|-----|---------|

- 24** Based on the data entered, this loan casefile has been identified as a **first-time home buyer case**.

- Correctly identify the borrower as a first-time home buyer at delivery.
 - Refer to the Selling Guide Glossary for additional information on the identification of a first-time home buyer.
- (MSG ID 2096)

- 25** The following **Credit Report** is associated with this submission:

| BORROWER NAME | CREDIT AGENCY | CREDIT REPORT ID | CREDIT REPORT DATE |
|-----------------|---------------|------------------|--------------------|
| Lian Almeida | XACTUS | 76779066 | 01/15/2024 |
| Zamara Chinique | XACTUS | 76778187 | 01/15/2024 |

- 26** The Area Median Income for the area in which the property is located is 77900. (MSG ID 3621)

- 27** Desktop Underwriter has calculated minimum monthly payments, which are used in the debt-to-income ratio, for the following accounts. If the account(s) should not be included in the debt-to-income ratio, omit the liabilities on the loan application and document the reason for the omission. (MSG ID 0252)

| BORROWER | CREDITOR | PAYMENT | BALANCE |
|----------|----------|---------|---------|
| | | | |

| | | | |
|-----------------|---------|---------|----------|
| Zamara Chinique | US BANK | \$26.90 | \$538.00 |
| Lian Almeida | US BANK | \$10.00 | \$102.00 |

- 28 The following **credit scores** are included in the credit report: (MSG ID 1132)

| BORROWER | CREDIT SCORE(S) |
|-----------------|-----------------|
| Zamara Chinique | 728 744 748 |
| Lian Almeida | 707 713 739 |

- 29 DU has identified the following **authorized user tradelines** on the credit report: (MSG ID 2365)

| CREDITOR | ACCOUNT NUMBER |
|-------------|----------------|
| CAPITAL ONE | *****7155 |

30 The representative credit score for the loan casefile is 713 and the average median credit score is 729. (MSG ID 3599)

31 The following **SOURCES OF INCOME** were used in the underwriting analysis: (MSG ID 0153)

| BORROWER | INCOME TYPE | AMOUNT |
|-----------------|-------------------------|------------|
| Lian Almeida | Rental income | \$483.00 |
| Lian Almeida | Other Employment Income | \$5,768.40 |
| Lian Almeida | Base employment income | \$2,146.00 |
| Zamara Chinique | Other Employment Income | \$1,631.78 |
| Zamara Chinique | Base employment income | \$671.16 |

- 32 The following **assets were counted towards available funds**. With the exception of cash on hand, all available funds greater than the amount required to close have been added to cash reserves. (MSG ID 0059)

| BORROWER | ASSET TYPE | INSTITUTION NAME | AMOUNT |
|-----------------|------------------|------------------|-------------|
| Lian Almeida | Gift of cash | | \$20,000.00 |
| Lian Almeida | Savings Account | Wells Fargo | \$25,000.00 |
| Lian Almeida | Checking Account | Wells Fargo | \$20,000.00 |
| Zamara Chinique | Savings Account | Wells Fargo | \$40,000.00 |
| Zamara Chinique | Checking Account | Wells Fargo | \$2,000.00 |

Underwriting Analysis Report

**Preliminary
Recommendation**

Approve/Eligible

Casefile ID

1646811791

Borrower 1

~~Borrower 2~~

Zamara Chinique

| | |
|---------------------------|--------------------|
| Lender Loan Number | 50032304087550 |
| Submission Date | 01/24/2024 02:00PM |

Property Information

| | | | |
|-------------------------|-------------------------|-------------------------|-------------------|
| Property Address | TBD, Hialeah, FL, 33016 | Number of Units | 1 |
| Property Type | Detached | Occupancy Status | Primary Residence |

Mortgage Information

| | | | |
|------------------------------|--------------------------|--|--------------|
| Loan Type | Conventional | Loan Amount | \$532,000.00 |
| Amortization Type | Fixed Rate | Financed MI Amount | \$0.00 |
| Balloon | No | Total Loan Amount | \$532,000.00 |
| Community Lending | No | Sales Price (purchase transactions) | \$560,000.00 |
| Payment Frequency | Monthly | Actual/Estimated Appraised Value | \$560,000.00 |
| Lien Type | First Mortgage | P&I | \$3,494.86 |
| Amt. Subordinate Fin. | \$0.00 | Note Rate | 6.875% |
| Loan Purpose | Purchase | Qualifying rate | 6.875% |
| Refi Purpose | | Bought Down rate | 0.000% |
| Owner Existing Mtg | | Term (Months) | 360 |
| Buy Down | No | | |
| LTV/CLTV/HCLTV | 95.00% / 95.00% / 95.00% | | |

Income

| | | | |
|-----------------------------|------------|----------------------------|-------------|
| Base | \$2,817.16 | Commission | \$0.00 |
| Bonus | \$0.00 | Over Time | \$0.00 |
| Other | \$7,400.18 | Positive Net Rental | \$483.00 |
| Subj. Pos. Cash Flow | \$0.00 | Total | \$10,700.34 |

Qualification Ratios

| | | | |
|------------------------|--------|-----------------------|--------|
| Housing Expense | 40.12% | Debt-to-Income | 48.58% |
|------------------------|--------|-----------------------|--------|

Expense Ratio

| | |
|--------------------------------|--------|
| Including <= 10 Mos. | 48.58% |
|--------------------------------|--------|

Proposed Monthly Payment

| | | | |
|--|---------------|-------------------------------|------------|
| First P&I (Qualifying) | \$3,494.86 | Total Housing Payments | \$4,293.03 |
| Second P&I | \$0.00 | Negative Net Rental | \$0.00 |
| Hazard Insurance | \$200.00 | Subj. Neg. Cash Flow | \$0.00 |
| Taxes | \$310.00 | All other Payments | \$904.84 |
| Mortgage Insurance | \$288.17 | Total Expense Payments | \$5,197.87 |
| HOA Fees | \$0.00 | | |
| Supplemental Property Insurance | \$0.00 | | |
| Other | \$0.00 | | |

Funds

| | | | |
|---|--------------|---|-----------------------------|
| Total Available Assets | \$107,000.00 | Net Cash Back | \$0.00 |
| Funds Required to Close | \$44,981.21 | Excess Available Assets, not required to be verified | \$62,018.79 by DU |
| Reserves Required to be Verified | \$0.00 | Months Reserves | 14 |
| Total Funds to be Verified | \$44,981.21 | | |
| Cash Back | \$0.00 | | |

The Preliminary 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, in connection with the DU Findings report. For information about sharing the DU Findings report, please see the DU Schedule to your Software Subscription Agreement.