

# Summary of Findings

<b>Casefile ID</b> <b>138</b> 345678		<b>Recommendation</b> <b>Approve/Eligible</b>	
<b>Borrower 1</b>	Buddy L. Hays	<b>Submission Number</b>	4
<b>Borrower 2</b>	Missy B Hays	<b>Submission Date</b>	10/23/2018 01:32PM
<b>Borrower 3</b>	Tweety T Bird	<b>First Submission Date</b>	10/09/2018 03:44PM
<b>Borrower 4</b>	Sylvester T Cat	<b>Submitted By</b>	l49ercxv
<b>Lender Loan Number</b>	324354657		
<b>DU Version</b>	10.2		

## Mortgage Information



<b>LTV/CLTV/HCLTV</b>	95.00% / 95.00% / 95.00%	<b>Note Rate</b>	5.375%
<b>Housing Expense Ratio</b>	28.90%	<b>Loan Type</b>	Conventional
<b>Debt-to-Income Ratio</b>	29.84%	<b>Loan Term</b>	360
<b>Total Loan Amount</b>	\$194,750.00	<b>Amortization Type</b>	Fixed Rate
<b>Sales Price</b>	\$205,000.00	<b>Loan Purpose</b>	Purchase
<b>Actual/Estimated Appraised Value</b>	\$217,000.00	<b>Refi Purpose</b>	
<b>Months Reserves</b>	3		

## Property Information

Property Address	55 Sunshine St., Salem, OR, 97302	Number of Units	1
Property Type	Detached	Occupancy Status	Primary Residence

## Day 1 Certainty

### Property Information

Appraisal Waiver	 Not Eligible
Collateral Rep & Warrant	 Not Eligible

## Risk / Eligibility

- 1 The risk profile of this loan casefile appears to meet Fannie Mae's guidelines. (MSG ID 0008)
- 2 This loan casefile appears to meet Fannie Mae's eligibility requirements. (MSG ID 0009)
- 3 Based on the data entered, the total amount of interested party contributions appears to exceed the maximum allowable contributions of 3.0 percent for this CLTV. In order for the loan to be eligible for delivery, the lender must ensure that all interested party contribution requirements outlined in the Selling Guide have been met. This may include adjustments to the LTV/CLTV to reflect the interested party contribution amount that exceeds the maximum allowable contributions as stated in the Selling Guide. This adjustment may cause the loan to exceed the maximum

allowed LTV or CLTV, requiring the loan amount to also be reduced. (MSG ID 0417)

## Findings

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

### LOAN PURPOSE

Debt-to-Income Ratio

## Verification Messages / Approval Conditions

- 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 12/13/2018.
- 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](http://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)

## Employment and Income

**10 Document** Buddy L. Hays'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)

**11 Verify other income** for Buddy L. Hays in accordance with the Selling Guide. (MSG ID 0166)

**12 If the Social Security income** for Buddy L. Hays **is classified as retirement or disability income** from the borrower's own Social Security Account, obtain either:

- Proof of current receipt, or
- Social Security Administration's (SSA) award letter.

If the Social Security income is for **Survivor Benefits, retirement, or disability for the benefit of another**, verify the income with all of the following documents:

- A copy of the SSA award letter,
- Proof of current receipt, and
- Any additional documentation required to confirm a three-year continuance.

**Supplemental Security Income** must be verified with

- A copy of the SSA award letter, and
- Proof of current receipt.

Refer to the Selling Guide for additional information. (MSG ID 0191)

**13** 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 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. (MSG ID 2469)

**14** 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. (MSG ID 2471)

## Assets

**15** Verify assets totaling \$6,594.00 from the liquid assets listed on the 1003. Refer to the Selling Guide for additional information. (MSG ID 0063)

**16** Other credits have been entered in Section VII, line L of the loan application, but DU is unable to determine the type(s) of other credits entered.

All credits applied in this section must be eligible and documented according to the requirements of the Selling Guide.

Verify that the borrower has made the minimum required contribution, if applicable, and that contributions by others do not exceed the limits permitted in the Selling Guide. (MSG ID 0977)

**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,
- Refer to the Selling Guide for guidance on evaluating un-sourced large deposits, and
- Direct verifications provided by a third party asset verification vendor are acceptable if completed in accordance with the Selling Guide.

(MSG ID 1880)

- 18 **Earnest money** is listed as another credit on the details of transaction.

If the deposit is used to make any part of the **borrower's minimum contribution** that must come from his or her own funds, the source of funds for the deposit must be verified. (MSG ID 1887)

## Property and Appraisal Information

- 19 DU returned the following **standardized address and census tract** for the subject property: 55 Sunshine St S, SALEM, OR 97302-5522, 002201.

- 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.

(MSG ID 1873)

- 20 Obtain an **appraisal** based on an interior and exterior property inspection on **Form 1004**. (MSG ID 2125)

- 21 **Form 1004MC** must be completed for any transaction on which an appraisal is obtained. Refer to the Selling Guide for additional information. (MSG ID 2441)

- 22 The loan casefile is not eligible for an Appraisal Waiver because a recent appraisal with a matching property address was submitted to UCDP. (MSG ID 3185)

## Observations

- 23 This loan casefile includes a non-occupant borrower. (MSG ID 0719)

- 24 This **case was submitted** to DU version 10.2 by U.S. Bank N.A./DO Lender. The following information is associated with this loan: Casefile ID is 13 4566789 and Submission number is 4. If the loan is delivered to Fannie Mae, the Casefile ID must be provided at delivery. (MSG ID 0943)

- 25 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](http://fanniemae.com) for a comprehensive list. (MSG ID 1387)

SPECIAL FEATURE CODE	DESCRIPTION
127	DU Loan

- 26 Based on the data entered, this loan casefile has been identified as a **First Time Homebuyer case**.

- Correctly identify the borrower as a First Time Homebuyer at delivery.
- Refer to the Selling Guide Glossary for additional information on the identification of a first time homebuyer.

(MSG ID 2096)

- 27 The following **Credit Report** is associated with this submission:  
(MSG ID 2113)

BORROWER NAME	CREDIT AGENCY	CREDIT REPORT ID	CREDIT REPORT DATE
Buddy L. Hays	CREDIT PLUS	3454365	09/14/2018
Missy B. Hays	CREDIT PLUS	45678	09/14/2018
Tweety T. Bird	CREDIT PLUS	35678	08/13/2018
Sylvester T. Cat	CREDIT PLUS	3456576	08/13/2018

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

BORROWER	CREDIT SCORES
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Buddy L. Hays	746 757 787
Missy b. Hays	664 712 715
Tweety T Bird	799 800 821
Sylvester T Cat	786 791 796

**29** The following **SOURCES of income** were used in the underwriting analysis: (MSG ID 0153)

BORROWER	INCOME TYPE	AMOUNT
Buddy L. Hays	Social Security income	\$1,913.00
Buddy L. Hays	Other income	\$2,350.00
Buddy L. Hays	Base employment income	\$6,801.97

**30** 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
Buddy L. Hays	Checking Account	US Bank	\$1,696.72
, Buddy L. Hays	Savings Account	US Bank	\$7,648.63
Buddy L. Hays	Checking Account	US Bank	\$2,334.95



# Underwriting Analysis Report

Recommendation	Approve/Eligible	Casefile ID	456132131
Borrower 1	, Buddy L. Hays	Submitted By	l49ercxv
Borrower 2	Middy B Hays		
Borrower 3	Tweety T Bird		
Borrower 4	Sylvester T Cat		
Lender Loan Number	23454765		
Submission Date	10/23/2018 01:32PM		

## Property Information

Property Address	55 Sunshine St., Salem, OR, 97302	Number of Units	1
Property Type	Detached	Occupancy Status	Primary Residence

## Mortgage Information

Loan Type	Conventional	Loan Amount	\$194,750.00
Amortization Type	Fixed Rate	Financed MI Amount	\$0.00
Balloon	No	Total Loan Amount	\$194,750.00
Community Lending	No	Sales Price	\$205,000.00
Payment Frequency	Monthly	Actual/Estimated Appraised Value	\$217,000.00
Lien Type	First Mortgage	P&I	\$1,090.54

<b>Amt. Subordinate Fin.</b>	\$0.00	<b>Note Rate</b>	5.375%
<b>Loan Purpose</b>	Purchase	<b>Qualifying rate</b>	5.375%
<b>Refi Purpose</b>		<b>Bought Down rate</b>	0.000%
<b>Owner Existing Mtg</b>		<b>Term (Months)</b>	360
<b>Buy Down</b>	No		
<b>LTV/CLTV/HCLTV</b>	95.00% / 95.00% / 95.00%		

## Income

<b>Base</b>	\$6,801.97	<b>Commission</b>	\$0.00
<b>Bonus</b>	\$0.00	<b>Over Time</b>	\$0.00
<b>Other</b>	\$4,263.00	<b>Positive Net Rental</b>	\$0.00
<b>Subj. Pos. Cash Flow</b>	\$0.00	<b>Total</b>	\$11,064.97

## Qualification Ratios

<b>Housing Expense</b>	28.90%	<b>Debt-to-Income</b>	29.84%
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## Expense Ratios

<b>Including &lt;= 10 Mos.</b>	29.84%	<b>With Undisclosed Debt</b>	29.84%
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## Proposed Monthly Payment

<b>First P&amp;I (Qualifying)</b>	\$1,090.54	<b>Total Housing Payments</b>	\$1,447.52
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<b>Second P&amp;I</b>	\$0.00	<b>Negative Net Rental</b>	\$0.00
<b>Hazard Insurance</b>	\$45.17	<b>Subj. Neg. Cash Flow</b>	\$0.00
<b>Taxes</b>	\$201.45	<b>All other Payments</b>	\$104.00
<b>Mortgage Insurance</b>	\$110.36	<b>Total Expense Payments</b>	\$3,301.52
<b>HOA Fees</b>	\$0.00	<b>Present/Principal Housing Payment</b>	\$0.00
<b>Other</b>	\$0.00		

## Funds

<b>Total Available Assets</b>	\$11,680.30	<b>Net Cash Back</b>	\$0.00
<b>Funds Required to Close</b>	\$6,594.37	<b>Excess Available Assets, not required to be verified by DU</b>	\$5,085.93
<b>Reserves Required to be Verified</b>	\$0.00	<b>Months Reserves</b>	3
<b>Total Funds to be Verified</b>	\$6,594.37		
<b>Cash Back</b>	\$0.00		

**The Recommendation for this case is: Approve/Eligible**

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