

LOAN APPROVAL CONDITIONS - Buyer Name - Loan Number

Prepared For: Mortgage On A Mission
Contact Name: Ben Strube
Email: ben@mortgagemission.org
Phone: (972) 299-3661
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LOAN INFORMATION

Borrower	Buyer Name		
Property	Property Address		
Transaction Type	Purchase Home	Occupancy	Primary Residence
Property Type	Single Family Residence	Loan Program	Conforming Conventional 30 Year Fixed
Loan Amount (Base/Total)	\$361,000.00 / \$361,000.00	Status	Approved With Conditions 11/10/2022
Appraised Value	\$405,000.00	AUS	Loan Prospector
Purchase Price	\$380,000.00	FICO	793
LTV / CLTV	95.000% / 95.000%	Term	360
Note Rate	7.125%	Compensation Type	Lender Paid
Housing / Debt Ratios	34.42% / 47.53%	Esign	Orig State/Fed
Max PITI	\$3,012.07	Verified Income	\$8,750.00
Escrows	No Waiver	Down Payment	\$19,000.00
Non Borrowing Ind	No	Submission Date	11/10/2022
Mortgage Insurance	Monthly M.I.	Must Fund By	
	1st Renewal Rate: [0.250%]: \$75.21	Must Not Close Before	
	Renewal Type: Constant	Rate Lock Exp	
	2nd Renewal Rate: [0.190%]	Max Funds to Close	\$37,756.27
		Verified Assets	\$41,000.27
		Earnest Money Deposit	\$5,000.00
		Max Seller Concessions	\$0.00
		MI Certificate Number	
		MI Coverage	30.00%

CONDITIONS

UW - Prior To Final Approval (PTD)

0655	Assets	Deposit(s) into the WELLS FARGO account exceed 50% of the qualifying income from the transaction and are being used for funds to close or reserves. These deposits must be fully documented.
3809	Credit (Conv)	Provide evidence the debts have been paid in full and document source of funds used to do so for the following debt(s): Creditor Name.
0004	Income	W-2 form(s) for Borrower from Past Employer.
3351	Insurance (Agency)	HOMEOWNERS INSURANCE: Declaration page or insurance binder with the correct mortgagee clause. Policy must provide sufficient dwelling coverage by meeting one of the following criteria: (1) Cover the lower of the replacement cost or total loan amount; or (2) Terms to show guaranteed full replacement coverage.
1859	Property	Title commitment with 12 month chain of title and legal description, verification of current property taxes, closing protection letter and wire instructions.

Compliance - Prior To Closing (PTD)

0282	Disclosure	1003: Fully executed initial 1003 with correct subject property address, signed and dated by all borrower(s) and loan originator.
0408	Disclosure	Homeownership Counseling Disclosure listing the 10 Homeownership Counseling Agencies near the borrower's current primary mailing address that is dated on within 3 days of the earliest signature date on the 1003.
0421	Disclosure	TX - Provide Texas Mortgage Banker Disclosure for Broker loans or Texas Mortgage Company Disclosures for correspondent transactions.
0426	Disclosure	Provide H-3 Model Disclosure: it should include Credit score, Date, Range of Scores, How Your Score Compares to Others, Key Factors Affecting Credit, and Notice to Home Loan Applicant)/Residential Mortgage Credit Score Disclosure Exception Notice.
0459	Disclosure	Anti Steering: Provide a complete Consumer Loan Options/Anti-Steering Disclosure
0465	Disclosure	Settlement Service Provider List with company name, phone number, and address that matches service types listed in Block C of the LE. Must be dated within 3 days of the application date.

Closing (PTF)

1947	Closing Disclosure	TC: Provide final seller Closing Disclosure
1812	Income	Verbal VOE for borrower(s) from Current Employer to be completed prior to note date.
0005	Invoice	Provide copy of invoice for appraisal.
0006	Invoice	Provide copy of invoice for credit report.
0002	Property	Provide a copy of the invoice for the Homeowners Insurance Policy.

1818	Property	TC: Title to confirm that the County taxes are being paid by the seller on the CD.
1952	TC	TC: Title Company to fully execute Supplemental Attorney Document Package from Texas Attorney and submit with Final Closing Package.
1787	Title	TC: Title company to verify all sections of the Borrower Attestation (UWM Form 1220) is fully completed and executed by all borrowers at closing.

EXPIRATION DATES

Close By	Appraisal	Asset	CPL	Credit	Income	Insurance	Other	Payoff	Short Sale	Title	VOB
01/14/2023	03/07/2023	03/07/2023		01/14/2023	02/28/2023						

* If a document expires before closing, a new document must be submitted and may result in additional requirements or conditions.