REQUIRED DATES FOR UNDERWRITERS 92900-LT, 92900-A and 92800.5B

92900-LT FORM
FHA Loan Underwriting and Transmittal Summary

Underwriter Comments

Underwriter's signature & date (if required)	CHUMS ID #
X	

Risk Assessment

Scored by Total? ☐ yes ☒ no   Risk Class ☐ A/A or ☐ Refer

CHUMS ID # for Reviewer of appraisal _____
(Required for loans scored by TOTAL with risk class A/A or loans where the appraisal and credit reviews are performed by different underwriters.)

FHA Loan Underwriting and Transmittal Summary   form HUD-92900-LT (05/2008)
Wolters Kluwer Financial Services   20120613 4.0.0.0.4002-N   20120430 Y   VMP45L (0811).01

UNDERWRITER SIGNATURE & DATE

If Approve/Eligible DU findings: The Underwriter is <u>not</u> required to sign this form; however, it must be dated. The date must be equal to the date of the final DU (prior to docs) and must also match the "date mortgage approved" on page 3 of the 92900-A.

If Refer findings or Manual Underwrite: The Underwriter must sign and date this form. The date must be equal to the date the Underwriter first approved the loan and must also match the "date mortgage approved" on page 3 of the 92900-A.

Note: For refinances, if the loan does not fund the same month the Underwriter initially underwrote the loan then the loan must be re-submitted with the updated payment verification and demand. The Underwriter will then re-underwrite the loan. In this case, the "Date Mortgage Approved" field must be updated to the date the Underwriter re-underwrote the loan.

CHUMS ID

If Approve/Eligible DU findings: "ZFHA" should be used.
If Refer findings or Manual Underwrite: The Underwriter's CHUMS ID must be provided.

SCORED BY TOTAL?

If Approve/Eligible DU findings: Mark the "Yes" box.
If Refer findings or Manual Underwrite: For streamlines that do not go through TOTAL, mark the "No" box. For refers or downgrades, mark the "Yes" box.

RISK CLASS

If Approve/Eligible DU findings: Mark the "A/A" box.
If Refer findings: Mark the "Refer" box.

Note: For loans (i.e., streamlines) that do not go through TOTAL, technically the user should leave both boxes unchecked. For all other loans, the user should mark applicable box as indicated above.

However, in FT360 in order to pass QM, the Risk Class box must be either A/A or Refer. If the user leaves it blank the loan will not pass QM. Also, in FT360 regardless if the loan was run through TOTAL or not, on Forms> FHA Management> Tracking> Total Scorecard field (field 3631), the user must mark Eligible. If the user doesn't mark Eligible then QM fails. Marking the Eligible box doesn't affect the LT, but it may confusing because the user is indicating the loan was run through TOTAL Mortgage Scoreboard (Scorecard) and the loan is Eligible.

In order to accommodate and automate this, a business rule has been written in FT360 so that when Field ID 1172 equals FHA and Field ID Mornet.X40 equals Streamline without an Appraisal, the system will automatically check Field IDs 3029 to "Refer" and Field ID 3631 to "Eligible". Note: All FHA Streamlines are considered a manual underwrite. As a result, by indicating a refer, in effect, we are telling the system that it is a manual under and eligible for loan approval.

ATR/QM Recommendation

Ability-to-Repay Loan Type	General ATR
Qualified Mortgage Loan Type	
Is Loan Eligible for Safe Harbor?	N/A

ATR/QM Eligibility

✔ Meets ATR/QM Standard			⚐	
⚐ Does not meet ATR/QM	General	General	Agency/GSE	Small Credi
⚐ Needs to be reviewed	Ability-to-Repay	Qualified Mortgage	Qualified Mortgage	Qualified Mort

Risk Assessment

Scored by TOTAL? ☐ Yes ☑ No   Risk Class ☐ A/A ☐ Refer

CHUMS ID# For Reviewer of Appraisal   CV09

HUD92900LT

Total Scorecard   Loan Score ID:

Date	//	Risk Class	☐ A/A	☑ Refer
By		Eligibility Assessment	☑ Eligible	☐ Ineligible

CHUMS ID # FOR REVIEWER OF APPRAISAL
Purchase and regular refinance transactions: The Underwriter should provide their own CHUMS ID Number.
Streamline Refinance without appraisal: Put "Streamline Refinance / N/A".

92900-A FORM – PAGE 3
(Direct Endorsement for Approval for a HUD/FHA-Insured Mortgage)

Please Note: This instruction is in regards to page 3 only. However the underwriter must sign page 1 of the final 92900-A, but any PRMG representative can sign page 1 of the initial 92900-A. Please see instructions on the Resource Centers for a detailed description of how to properly complete the 92900-A.

☐ **Approved:**
Date Mortgage Approved _____   Date Approval Expires _____

DATE MORTGAGE APPROVED
If Approve/Eligible DU findings: The "Date Mortgage Approved" field must be equal to the date of the final DU (prior to docs) and must also match the Underwriter Date on the bottom of page 1 of the 92900-LT.

If Refer findings or Manual Underwrite: The "Date Mortgage Approved" field must be equal to the date the Underwriter first approved the loan and must also match the Underwriter Date on the bottom of page 1 of the 92900-LT.   (For refinances, if the loan does not fund the same month the Underwriter initially underwrote the loan then the loan must be re-submitted with the updated payment verification and demand. The Underwriter will then re-underwrite the loan. In this case, the "Date Mortgage Approved" field must be updated to the date the Underwriter re-underwrote the loan.).

DATE APPROVAL EXPIRES
Purchase and regular refinance transactions: The "Date Approval Expires" must be equal to the Commitment expiration date on the 92800.5B Form.
Streamline Refinance without appraisal: The "Date Approval Expires" must be equal to the expiration date of the credit report.

92800.5B FORM
(Conditional Commitment)

Commitment Terms

☐ Conditional Commitment for Mortgage
 Insurance under the National Housing Act, Sec.

 ☒ See below

By: Julie Underwriter

Est. Value of Prop. $ 300,000.00

Property Address:
1234 SUBJECT PROPERTY ADDRESS, CORONA, CA 92879

Action Date

Lender ID   FHA Case No.
Sponsor/Agent   INST Case Ref. No.3254487349
 Mortgagee
Paramount Residential Mortgage Group,
Lender #:
1265 Corona Pointe Court, Suite 301,
Corona, CA 92879

☒ Existing ☐ Proposed
(see gen. cond. 3)

Monthly Expense Estimate
Fire Insurance .....$ 100.00
Taxes ....$ 178.96

Commitment Issued
Commitment Expires

Improved Living   Condo. Com. Exp. $ 0.00
Area 0   Sq. Ft.   Total ....$ 278.96

ACTION DATE: The "Action Date" must be equal to the date the Underwriter reviewed the appraisal.

COMMITMENT ISSUE DATE: The "Commitment Issue Date" must be equal to the inspection date on the appraisal.

COMMITMENT EXPIRATION DATE: The following link can be used to access the Date Calculator, which can be used to determine the Commitment Expiration Date:
http://www.timeanddate.com/date/dateadd.html

For cases assigned on or after 9/14/15: The "Commitment Expiration Date" should reflect 120 days from the "Commitment Issue Date".

Simply enter the commitment issue date, then key 120 days to obtain the correct expiration date:

Date calculator: Add to or subtract from a date

This calculator enables you to add or subtract to a date to calculate a past or future date and time.
Design changes: What is new and why?

Start Date

Month:	Day:	Year:	Date:	Add/Subtract:	Years:	Months:	Weeks:	Days:
2	27	2016		(+) Add				120

Today

Include the time   Include only certain weekdays

☐ Repeat

Calculate new date

From **Saturday, February 27, 2016**
Added 120 days

Result: Sunday, June 26, 2016

For cases assigned prior to 9/14/15: The "Commitment Expiration Date" should reflect 119 days from the "Commitment Issue Date" (it expires 120 days from when the commitment was issued, but counts the date of issuance).

Simply enter the commitment issue date, then key 119 days to obtain the correct expiration date:

Home > Calculators > Date Calculator > Results

Date calculator: Add to or subtract from a date

This calculator enables you to add or subtract to a date to calculate a past or future date and time.

Design changes: What is new and why?

Start Date

Month:	Day:	Year:	Date:	Add/Subtract:	Years:	Months:	Weeks:	Days:
2	/ 27	/ 2012	▦	(+) Add				119

Today

Include the time   Include only certain weekdays

☐ Repeat

Calculate new date

From **Monday, February 27, 2012**
Added 119 days

Result: Monday, June 25, 2012