

## Minimum Requirements for an Advanced TIL Disclosure

- FNM 3.2 File
- USA Submission Packet:
  - Loan Registration Worksheet
  - Mortgage Broker Fee Disclosure
- 1003 - With Originator and Company ID on page 3 (Signed/dated within 3 days of GFE)
- GFE & TIL
- Initial Fee Worksheet
- Settlement Service Provider List

**This will allow USA Direct Funding to deliver loan disclosures to your customer quickly so you may collect funds and order the appraisal.**

**Lock Requirements: The above items must be received prior to locking your loan.**

## Minimum Requirements for a Full Credit-Only Approval

- FNM 3.2 File
- USA Submission Packet:
  - Loan Registration Worksheet
  - Mortgage Broker Fee Disclosure
- Initial Fee Worksheet
- Settlement Service Provider List
- DU/LP findings (if available)
- 1008
- 1003 – With Originator and Company ID on page 3 (Signed/dated within 3 days of GFE)
- Government Loans – 92900 & All FHA Forms/Disclosures
- Credit Report
- LDP & GSA - <http://portal.hud.gov/portal/page/portal/HUD/groups/lenders>
- 4506T – Dated within 60 days of funding
- Income Documents:
  - Written VOE (if applicable)
  - 30 days of pay stubs (dated within 30 days of application)
  - 2 years W-2's
  - 2 years 1040's required on all loans - To avoid delay during the loan process
  - 2 years business returns (if self employed)
- Asset Documents:
  - 2 consecutive months bank statements
  - 2 consecutive months investment statements (or most recent quarterly)
  - Proof and terms of liquidation (if needed for closing costs)
- Disclosures - Including GFE, TIL & All State Specific Disclosures

**Once registered, the above submission will immediately go in line for underwriting.**

## Minimum Requirements for a Full Approval

- All items listed above PLUS
- Fully executed Purchase Agreement (if applicable)
- Prelim
- Appraisal provided by Market Appraisal (USA's AMC)

**Submit the appropriate documents to:  
[submissions@usadirectfunding.com](mailto:submissions@usadirectfunding.com) or 503.210.6412**

**Please contact your Account Executive with any questions. Thank you.**

Email submissions to: [submissions@usadirectfunding.com](mailto:submissions@usadirectfunding.com)

E-Fax: (OR/CA/ID) 503.210.6412, (WA) 425.968.9533

<b>Submission Date:</b>		<b>Borrower Paid:</b> <input type="checkbox"/>		<b>Lender Paid:</b> <input type="checkbox"/>	
<b>Account Executive:</b>		<b>Comp Level:</b>			
<b>Borrower</b>		<b>Co-borrower</b>			
<b>Borrower SSN</b>		<b>Co-borrower SSN</b>			
<b>Income:</b>	\$	<b>Income:</b>	\$		
<b>Mailing address</b>			<b>Subject address</b>		
<b>City, State, Zip</b>			<b>City, State, Zip</b>		
<b>Borrower Email</b>				<b>County</b>	

<b>Broker Company</b>		<b>Broker Code</b>	
<b>Loan officer</b>		<b>Processor</b>	
<b>Broker Email</b>		<b>Processor Email</b>	
<b>Contact</b>		<b>Phone/FAX</b>	/

<b>Value of Property</b>	\$	<b>Fixed/ARM</b>	
<b>Base/Total loan amount</b>	\$	<b>Interest Rate</b>	%
<b>Secondary financing amount</b>	\$	<b>Margin (ARM)</b>	
<b>Property type (SFR, PUD, Condo)</b>		<b>Periodic/Life Caps</b>	/
<b>Number units</b>		<b>Amortization Term</b>	
<b>Occupancy (primary, 2nd home, investor)</b>		<b>Product Code</b>	
<b>Purpose (purchase, limited, cash-out)</b>		<b>DPA Program</b>	
<b>Purchase price (or estimated value if refinance)</b>	\$	<b>Mortgage Insurance</b>	<b>BPMI / LPMI / SPMI</b>
<b>Product Type (Conforming/Jumbo/FHA/USDA)</b>			
<b>Pre-approval requested? (TBD Properties)</b>	<b>Yes / No</b>		

**Broker's Certification: *The undersigned certifies the following:***

- ✓ No fees of any kind other than a bona fide and reasonable credit report fee (if any) have been charged to or collected from the borrower by me or any employee or agent of the undersigned prior to the borrower's receipt of the initial disclosures from *USA Direct Funding*, as required under Regulation Z and Regulation X.
- ✓ I am only receiving compensation from a single party as acknowledged above (Borrower or Lender, not both).
- ✓ I agree to hold *USA Direct Funding* harmless for any liability I may have pursuant to these regulations arising from my loan origination activities. Furthermore, I acknowledge that I have received no legal advice from *USA Direct Funding* regarding my compliance with these regulations.
- **Safe Harbor:**
  - ✓ I have complied with all anti-steering requirements, which includes providing the borrower at least three options for each loan type in which the borrower has expressed interest and the borrower selected the program/terms provided by *USA Direct Funding*.
  - ✓ Upon request, I will provide evidence to *USA Direct Funding* that these options were presented to the borrower.

**Intent to Proceed: *The undersigned certifies that the Loan Applicant(s): (only if GFE is given)***

- ✓ Has/Have been provided with an initial GFE within 3 business days of the application date;
- ✓ Has/Have confirmed receipt of the initial GFE; and,
- ✓ Has/Have expressed verbally to you (Broker) their intent to proceed with the loan covered by the issued GFE.

**Broker Name (print):** \_\_\_\_\_ **Date:** \_\_\_\_\_ (1)(2)

**Broker Signature:** \_\_\_\_\_

(1) Submission package must be received by USA Direct Funding within 24 hours of this document being dated. This date will be USA Direct Fundings Application date and therefore disclosures must be issued to the borrower within 3 days.

(2) For Pre-Approval requests USA Direct will provide the initial GFE once the property has been identified and a changed circumstance form submitted by the broker. This form will be obtained from the broker once the borrower has received, reviewed, and accepted the GFE that USA Direct provided.

**MORTGAGE BROKER FEE DISCLOSURE**

Revised 7.22.2011

**DISCLOSURE SUMMARY – FIXED/VARIABLE RATE LOAN**

(This is not a loan commitment. The information below reflects estimates.)

Date:  Initial

Borrower(s):

Property Address:

City:

State:

Zip:

Mortgage Term:

Loan Amount: \$0.00

Interest Rates & Principal & Interest Payments:  
(Complete this section for Variable Rate Loan only)

Rate: Monthly Payment:

Initial	0.0 %	\$0.00
Fully Indexed:	0.0 %	\$0.00
Maximum:	0.0 %	\$0.00

Date of First Interest Rate Adjustment:

Monthly Reserves: If payment for these items is not included in your monthly payment, you must pay them yourself. (GFE Pg. 1, Escrow Account Information).

Are	Are not	Items:	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Real Estate Taxes	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Homeowners / Hazard Insurance	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Mortgage Insurance	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Homeowners' Association Dues	<input type="checkbox"/>

Fees/Credits

Lender's Origination Fee (GFE Pg. 2, Block 1):	\$0.00
Broker's Origination Fee (GFE Pg. 2, Block 1):	\$0.00
Loan Discount Fee (Points: %)(GFE Pg.2, Block 2)	\$0.00
Yield Spread Premium Credit* (GFE Pg.2 Block 2)	\$0.00
Other Fees: (GFE Pg. 2, Blocks 3-11):	\$0.00

Other conditions of your loan (GFE Pg. 3, Shopping Chart):

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Your loan has a penalty if you pay off your mortgage early.
<input type="checkbox"/>	<input type="checkbox"/>	Your loan has a balloon payment.
<input type="checkbox"/>	<input type="checkbox"/>	Your interest rate is locked.
<input type="checkbox"/>	<input type="checkbox"/>	Your interest rate or fees are higher because documentation is reduced.

\* "Yield spread premium" or "YSP" means a credit from a lender related to the interest rate of your loan. The yield spread premium will be credited toward your settlement costs.

**Anti-Steering/Safe Harbor Requirements-**

To comply with anti-steering/Safe Harbor requirements, the following three options were provided by you to the borrower at time of consummation:

- 1) The lowest interest rate
- 2) The lowest interest rate with no high-risk features such as pre-payment penalties or negative amortization
- 3) The lowest total origination fees and discount points

After reviewing the above options, the borrower selected the program/terms provided by **USA Direct Funding.**