

B.O.L.T. TRAINING

TBD Loan Process



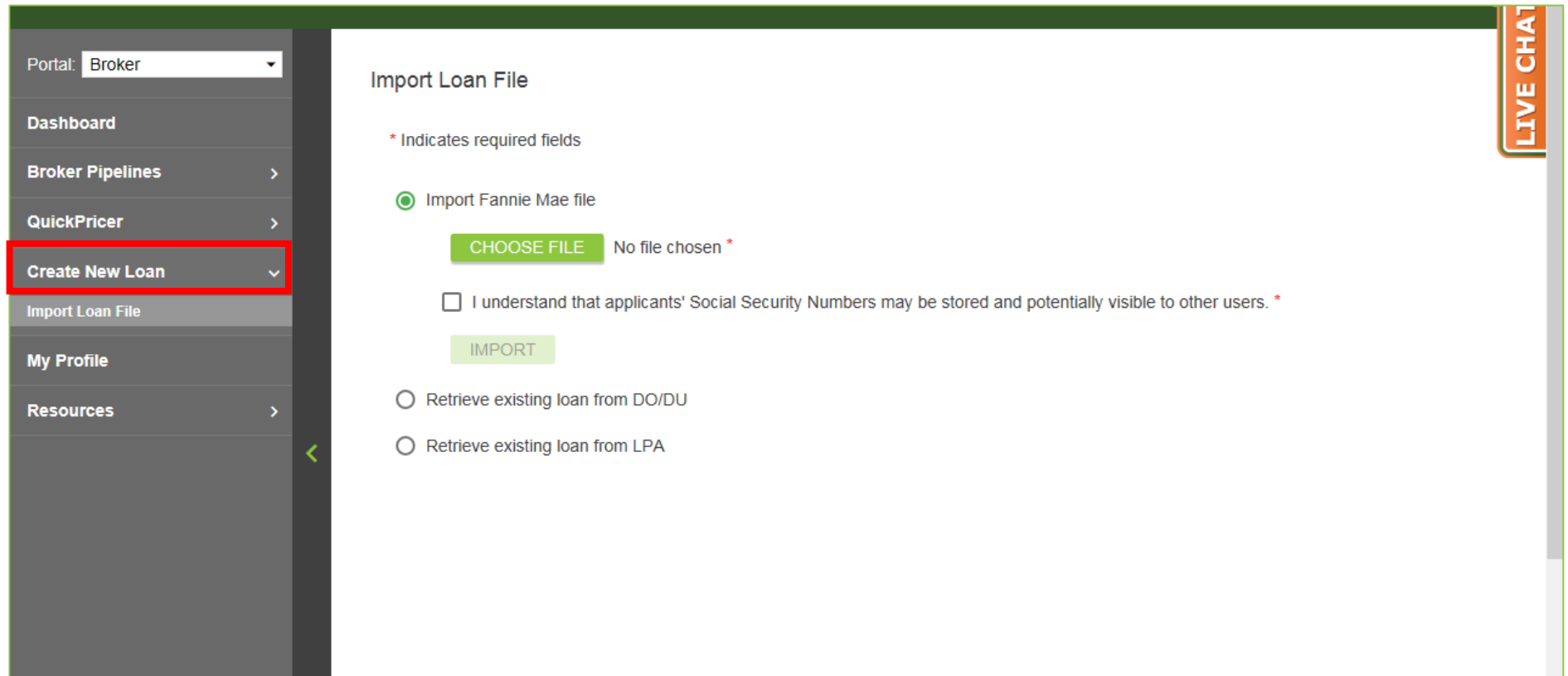
In This Training We Will Discuss

- TBD Loan Process
 - Prior To Pre-Approval
 - After Pre-Approval
- Important Information



TBD Loan Process

Prior To Pre-Approval



Portal: Broker

Dashboard

Broker Pipelines >

QuickPricer >

Create New Loan ▾

Import Loan File

My Profile

Resources >

Import Loan File

* Indicates required fields

☒ Import Fannie Mae file

CHOOSE FILE No file chosen *

☐ I understand that applicants' Social Security Numbers may be stored and potentially visible to other users. *

IMPORT

☐ Retrieve existing loan from DO/DU

☐ Retrieve existing loan from LPA

LIVE CHAT

1. Create a new loan. View **Lesson 08 - Creating a New Loan** for more information.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (0)

Order Services

Pricing

Run Scenario in DO

Submit to DU (Seamless)

Run Scenario in DU

Submit to LPA (Seamless)

Submit to LPA

No Pinned Results to Compare

Horizon of borrower interest: 60 months

Application #1

Property & Loan Info

Property Information

Street Address

TBD

Zip Code

92374

State

CA

County

San Bernardino

City

REDLANDS

In Rural Area?

Yes

Property Use

Primary Residence

Has Non-Occupant Co-Borrower?

Yes

Property Type

SFR

Structure Type

Detached

Results Filter

Term

10 Year

15 Year

20 Year

25 Year

30 Year

Other

Amortization Type

Fixed

3 Year ARM

5 Year ARM

7 Year ARM

10 Year ARM

Other

Product Type

Conventional

HomeReady

Home Possible

FHA

VA

USDA

Payment Type

P&I

I/O

Advanced Filter Options

LIVE CHAT

2. Price the loan. View **Lesson 09 - Pricing a Loan** for more information.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (0)

Order Services

Pricing

Run Scenario in DO

Submit to DU (Seamless)

Run Scenario in DU

Submit to LPA (Seamless)

Submit to LPA

No Pinned Results to Compare

Horizon of borrower interest: 60 months

Application #1

Property & Loan Info

Property Information

Street Address

TBD

Zip Code

92374

State

CA

County

San Bernardino

City

REDLANDS

In Rural Area?

☐ Yes
 [explain](#)

Property Use

Primary Residence

Has Non-Occupant Co-Borrower?

☐ Yes

Property Type

SFR

Structure Type

Detached

Results Filter

Term

☐ 10 Year
 ☐ 15 Year
 ☐ 20 Year
 ☐ 25 Year
 ☒ 30 Year
 ☐ Other

Amortization Type

☒ Fixed
 ☐ 3 Year ARM
 ☐ 5 Year ARM
 ☐ 7 Year ARM
 ☐ 10 Year ARM
 ☐ Other

Product Type

☒ Conventional
 ☒ HomeReady
 ☒ Home Possible
 ☐ FHA
 ☐ VA
 ☐ US

Payment Type

☒ P&I
 ☒ I/O

[Advanced Filter Options](#)

Eligible Loan Programs

* - The costs displayed are the borrower's

** -

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	
- 30 YR FIXED NONCONFORMING									
p register request lock	8.500	1.000	1,700.00	39.637	8.683	✖	\$8,215.17	\$67,690.17	
+ p register request lock	8.375	1.000	1,824.17	36.189	8.569	✖	\$8,214.33	\$67,689.33	
+ p register request lock	8.250	1.255	1,803.04	35.907	8.470	✖	\$8,825.50	\$68,300.50	

LIVE CHAT

3. Register the loan. View Lesson 10 - Registering or Locking a Loan for more information.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (0)

Order Services

Pricing

Run Scenario in DO

Submit to DU (Seamless)

Run Scenario in DU

Submit to LPA (Seamless)

Submit to LPA

No Pinned Results to Compare

Horizon of borrower interest: 60 months

Application #1

Property & Loan Info

Property Information

Street Address

TBD

Zip Code

92374

State

CA

County

San Bernardino

City

REDLANDS

In Rural Area?

☐ Yes
 [explain](#)

Property Use

Primary Residence

Has Non-Occupant Co-Borrower?

☐ Yes

Property Type

SFR

Structure Type

Detached

Results Filter

Term

☐ 10 Year
 ☐ 15 Year
 ☐ 20 Year
 ☐ 25 Year
 ☒ 30 Year
 ☐ Other

Amortization Type

☒ Fixed
 ☐ 3 Year ARM
 ☐ 5 Year ARM
 ☐ 7 Year ARM
 ☐ 10 Year ARM
 ☐ Other

Product Type

☒ Conventional
 ☒ HomeReady
 ☒ Home Possible
 ☐ FHA
 ☐ VA
 ☐ US

Payment Type

☒ P&I
 ☒ I/O

[Advanced Filter Options](#)

Eligible Loan Programs


* - The costs displayed are the borrower's

** -

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE
- 30 YR FIXED NONCONFORMING								
pin register request lock	8.500	1.000	1,700.00	39.637	8.683	✖	\$8,215.17	\$67,690.17
+ pin register request lock	8.375	1.000	1,824.17	36.189	8.569	✖	\$8,214.33	\$67,689.33
+ pin register request lock	8.250	1.255	1,803.04	35.907	8.470	✖	\$8,825.50	\$68,300.50

LIVE CHAT

- Run the AUS. View Lesson 11 - Running Desktop Underwriter (DU) or Lesson 12 - Running Loan Product Advisor (LPA) for more information.




Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock 

Disclosures

E-docs

Conditions (4)

Order Services

E-docs

DOCUMENT UPLOAD

SUBMIT TO DOCUMENT CHECK

	Doc Type	Application	Description	Last Modified Date	Pages
view PDF	CREDIT - CREDIT REPORT	SUZI BUILDER	Credit Report	12/28/2018 9:48:40 AM	13

LIVE CHAT

5. Submit the loan to Underwriting. View **Lesson 19 - Submitting a Loan to Underwriting** for more information.

Status and Agents

Status

Current Status: Pre-approved Status Date: 12/28/2018 Action: [view status certificate](#) [CHANGE LOAN STATUS](#)

Loan Open In UW **Pre-Approved** Approved Funded

12/28/2018 12/28/2018 12/28/2018

Agents

Assigned Agents in *TPO LQB Testing

Loan Officer re-assign	Processor assign
Name: Matthew Baker	Name:
Email: matthew.baker@mwfin.com	Email:
Phone: (909) 793-1500	Phone:

Assigned Agents in Mountain West Financial, Inc.

LIVE CHAT

6. Once the Underwriter has Pre-Approved the loan, the Loan Status will reflect “Pre-Approved”.



TBD Loan Process

After Pre-Approval

Status and Agents

Status

Current Status: Pre-approved Status Date: 12/28/2018 Action: [view status certificate](#) [CHANGE LOAN STATUS](#)

Loan Open In UW Pre-Approved Approved Funded

12/28/2018 12/28/2018 12/28/2018

Agents

Assigned Agents in *TPO LQB Testing

Loan Officer re-assign	Processor assign
Name: Matthew Baker	Name:
Email: matthew.baker@mwfinc.com	Email:
Phone: (909) 793-1500	Phone:

Assigned Agents in Mountain West Financial, Inc.

LIVE CHAT

1. Once the Purchase Contract is received, within a loan, click “Pricing”.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (5)

Order Services

Pricing

Run Scenario in DO

Submit to DU (Seamless)

Run Scenario in DU

Submit to LPA (Seamless)

Submit to LPA

No Pinned Results to Compare

Horizon of borrower interest: 60 months

Application #1

Property & Loan Info

Property Information

Street Address1209 Nevada Street

Zip Code92374

StateCA

CountySan Bernardino

CityREDLANDS

In Rural Area?

Property UsePrimary Residence

Has Non-Occupant Co-Borrower?

Property TypeSFR

Structure TypeDetached

Results Filter

Term

10 Year

15 Year

20 Year

25 Year

30 Year

Other

Amortization Type

Fixed

3 Year ARM

5 Year ARM

7 Year ARM

10 Year ARM

Other

Product Type

Conventional

HomeReady

Home Possible

FHA

VA

USDA

Payment Type

P&I

I/O

[Advanced Filter Options](#)

LIVE CHAT

2. Enter Subject Property Address.

This will trigger RESPA and start the 3 day time frame to Disclose.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (5)

Order Services

Loan Information

Is Renovation Loan? ☐ Yes

Impound? ☒ Yes

Doc Type Full Document

Appraised Value \$300,000.00

Sales Price \$300,000.00

Down Payment 20.000% \$60,000.00

1st Lien 80.000% \$240,000.00

2nd Financing? ☒ No ☐ Yes

Rate Lock Period 30 days

Rate Lock Expiration Date:
1/28/2019 (Assumes a 30-day lock.)

Other Information

Loan Originator is Paid By ☒ Lender ☐ Borrower

Lender Fee Buyout Requested? No

Expected AUS Response DU Approve/Eligible

Number of Financed Properties 1 [explain](#)

Prior Sales Date mm/dd/yyyy [explain](#)

Conv Loan PMI Type No MI

Is UFMIP/FF Financed? ☒ Yes

Override Auto-Calculated UFMIP/FF? ☐ Yes

LIVE CHAT

3. Change any information needed prior to Disclosing, if applicable.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (5)

Order Services

Disclosures

Important Loan Dates

Application Date	Registration Date	Intent to Proceed	Estimated Closing
12/28/2018	12/28/2018		12/31/2018

Deadlines

Loan Estimate	Closing Disclosure
Deadline to Mail or Deliver Initial LE 1/3/2019	Deadline to Mail Initial CD 12/22/2018
Deadline for Borrower to Receive Revised LE 12/26/2018	Deadline for Borrower to Receive Initial CD 12/27/2018

ORDER INITIAL LOAN ESTIMATE


REQUEST COC / REDISCLOSURE

REQUEST INITIAL CLOSING DISCLOSURE

Activity Log

LIVE CHAT

4. Disclose the loan. See **Lesson 14 - Issuing Initial Disclosures** for more information.




Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock 

Disclosures







E-docs

Conditions (5)









Order Services

Disclosures

Important Loan Dates

Application Date	Registration Date	Intent to Proceed	Estimated Closing
12/28/2018  	12/28/2018 		12/31/2018  

Deadlines

<div>Loan Estimate</div> <div>Deadline to Mail or Deliver Initial LE</div> <div>1/3/2019  </div> <div>Deadline for Borrower to Receive Revised LE</div> <div>12/26/2018  </div>	<div>Closing Disclosure</div> <div>Deadline to Mail Initial CD</div> <div>12/22/2018  </div> <div>Deadline for Borrower to Receive Initial CD</div> <div>12/27/2018  </div>
---	---

ORDER INITIAL LOAN ESTIMATE

REQUEST COC / REDISCLOSURE

REQUEST INITIAL CLOSING DISCLOSURE

Activity Log

LIVE CHAT

5. Within a loan, click “E-Docs”.


Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock 

Disclosures

E-docs

Conditions (5)

Order Services

E-docs

DOCUMENT UPLOAD

SUBMIT TO DOCUMENT CHECK

Doc Type	Application	Description	Last Modified Date	Pages	
view PDF	CREDIT - CREDIT REPORT	SUZI BUILDER	Credit Report	12/28/2018 9:48:40 AM	13

LIVE CHAT

6. Click “Document Upload”.



MOUNTAIN
WEST
FINANCIAL, INC.

888.793.6470

Mountain West Financial Document Upload (v.1.0.0.0)

Hi Matthew Baker

Welcome to Mountain West Financial's document upload page. You can safely and securely upload loan documents to us for processing. You will receive a confirmation email once the system starts the processing of your documents. You will also receive a confirmation when the files have completed processing and are in the loan file for your review. Below is some information to help with this process.

1. You can add additional email addresses to the **Conformation Email** field. *If adding multiple addresses, separate them with a comma (,).*
2. Select the upload option you wish to use.
3. **PDF, tiff and .fnm** files are the only accepted file types.
4. You can either drag and drop your files to the upload window. Or you can select the "Add Files" option to add them. There is no limit to the number of files you can upload.

Loan Number : **1000048222**

Borrower : **SUZI BUILDER**

Property Address : **1209 Nevada Street REDLANDS, CA 92374**

Loan Program : **CF30 - CONF FIXED 30YR**

Loan Stage : **Registered**

Confirmation Email :

7. The Document Upload page will appear.

limit to the number of files you can upload.

Loan Number : **1000048222**

Borrower : **SUZI BUILDER**

Property Address : **1209 Nevada Street REDLANDS, CA 92374**

Loan Program : **CF30 - CONF FIXED 30YR**

Loan Stage : **Registered**

Confirmation Email : **bolt.trainer@mwfinc.com**

Borrower Signed Disclosures

New Loan Submission

Additional Submission Documents

ConformX Disclosures (Internal MWF employee use ONLY!)

Purchase Contract



Equal Housing Lender

8. Confirm the Confirmation To email is correct.

limit to the number of files you can upload.

Loan Number : **1000048222**

Borrower : **SUZI BUILDER**

Property Address : **1209 Nevada Street REDLANDS, CA 92374**

Loan Program : **CF30 - CONF FIXED 30YR**

Loan Stage : **Registered**

Confirmation Email : **bolt.trainer@mwfinc.com,
additional.email@mwfinc.com**

Borrower Signed Disclosures

New Loan Submission

Additional Submission Documents

ConformX Disclosures (Internal MWF employee use ONLY!)

Purchase Contract



Equal Housing Lender

9. Enter additional emails, if needed.

limit to the number of files you can upload.

Loan Number : **1000048222**

Borrower : **SUZI BUILDER**

Property Address : **1209 Nevada Street REDLANDS, CA 92374**

Loan Program : **CF30 - CONF FIXED 30YR**

Loan Stage : **Registered**

Confirmation Email : **bolt.trainer@mwfinc.com,
additional.email@mwfinc.com**


Borrower Signed Disclosures

New Loan Submission

Additional Submission Documents

ConformX Disclosures (Internal MWF employee use ONLY!)

Purchase Contract

 Equal Housing Lender


10. Click “Additional Submission Documents”.



← Back to Upload Options

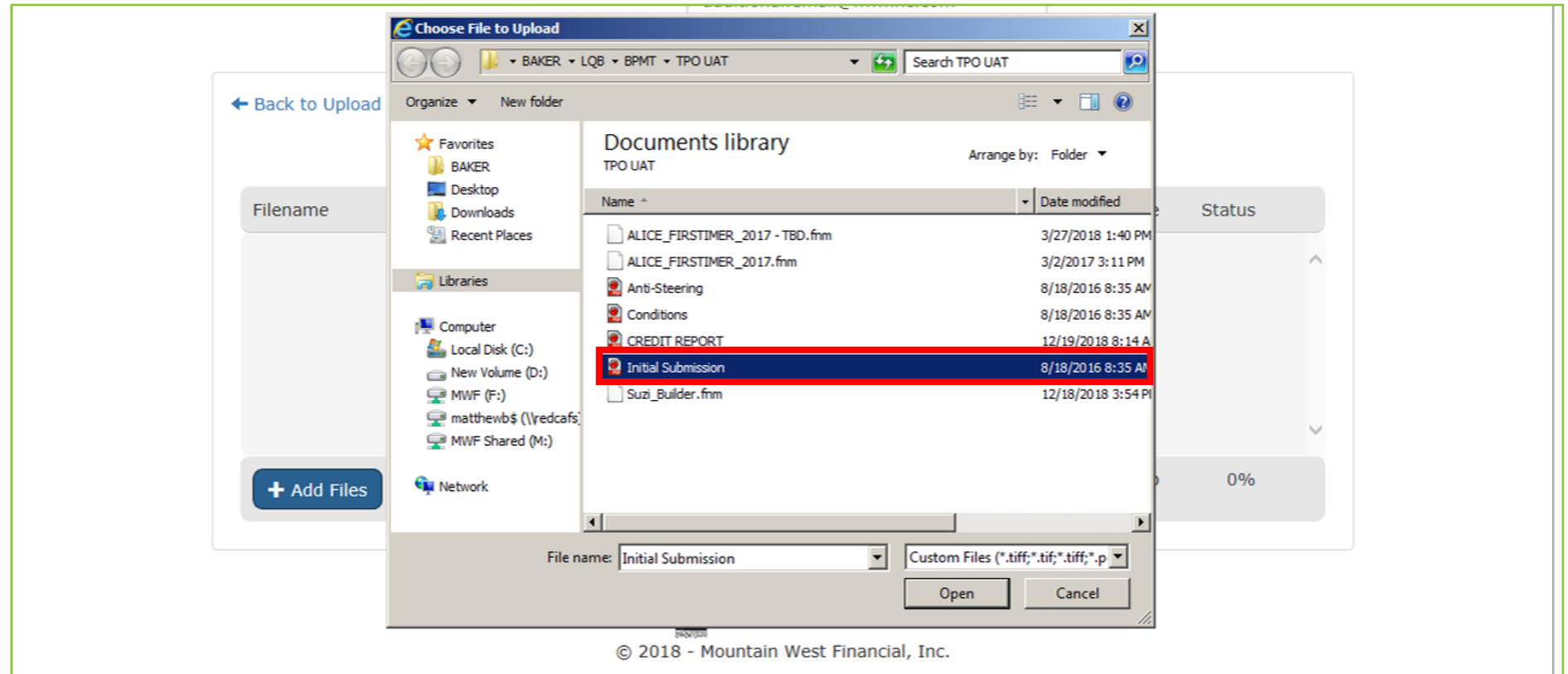
New Loan Submission Upload

Filename	Size	Status
To add files either 1. Drag them here or 2. Select Add Files button.		
<div><div>+ Add Files</div><div>Upload Files</div><div>Files selected to upload : 00 b0%</div></div>		

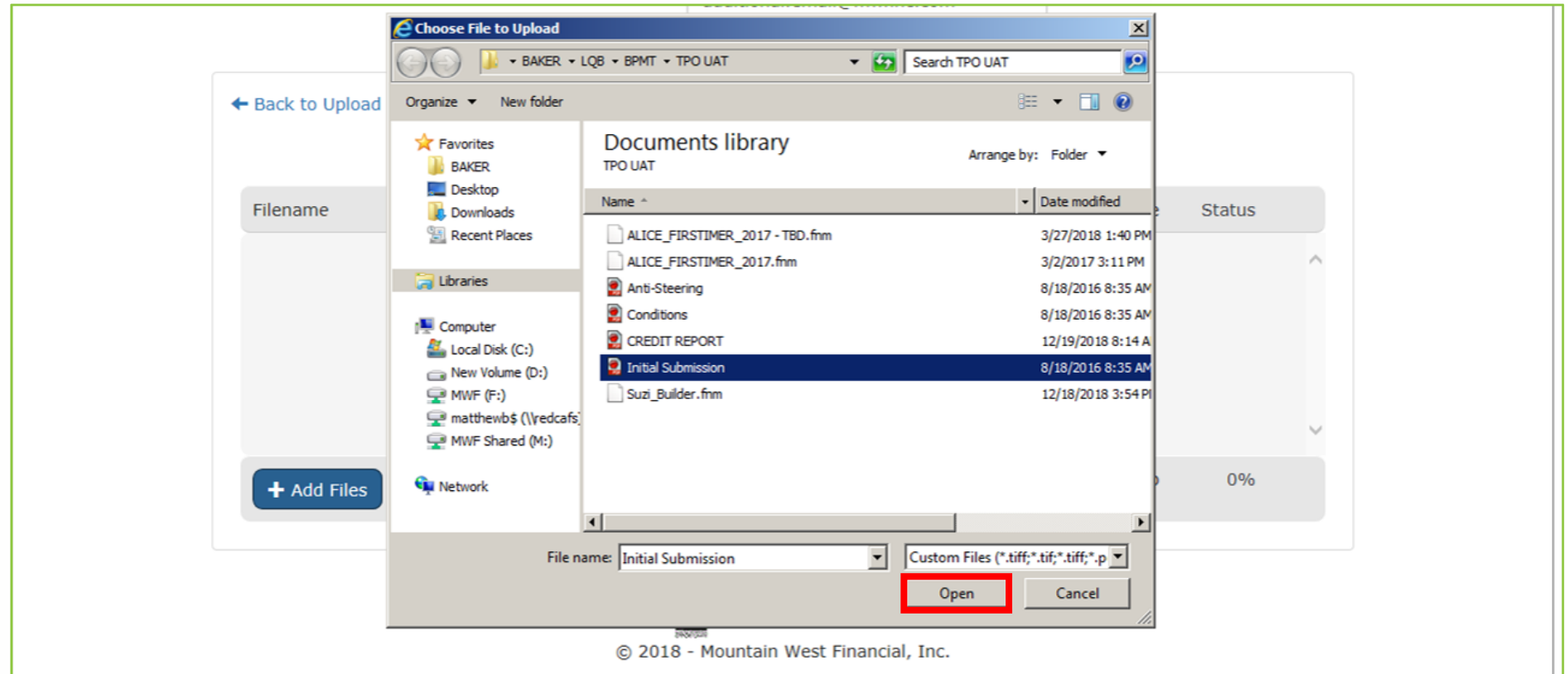
 Equal Housing Lender

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11. Click “Add Files”.



14. Find and select all the documents needed.



15. Click “Open”.



← Back to Upload Options


New Loan Submission Upload

Filename	Size	Status
Initial Submission.pdf	81 kb	0%

+ Add Files

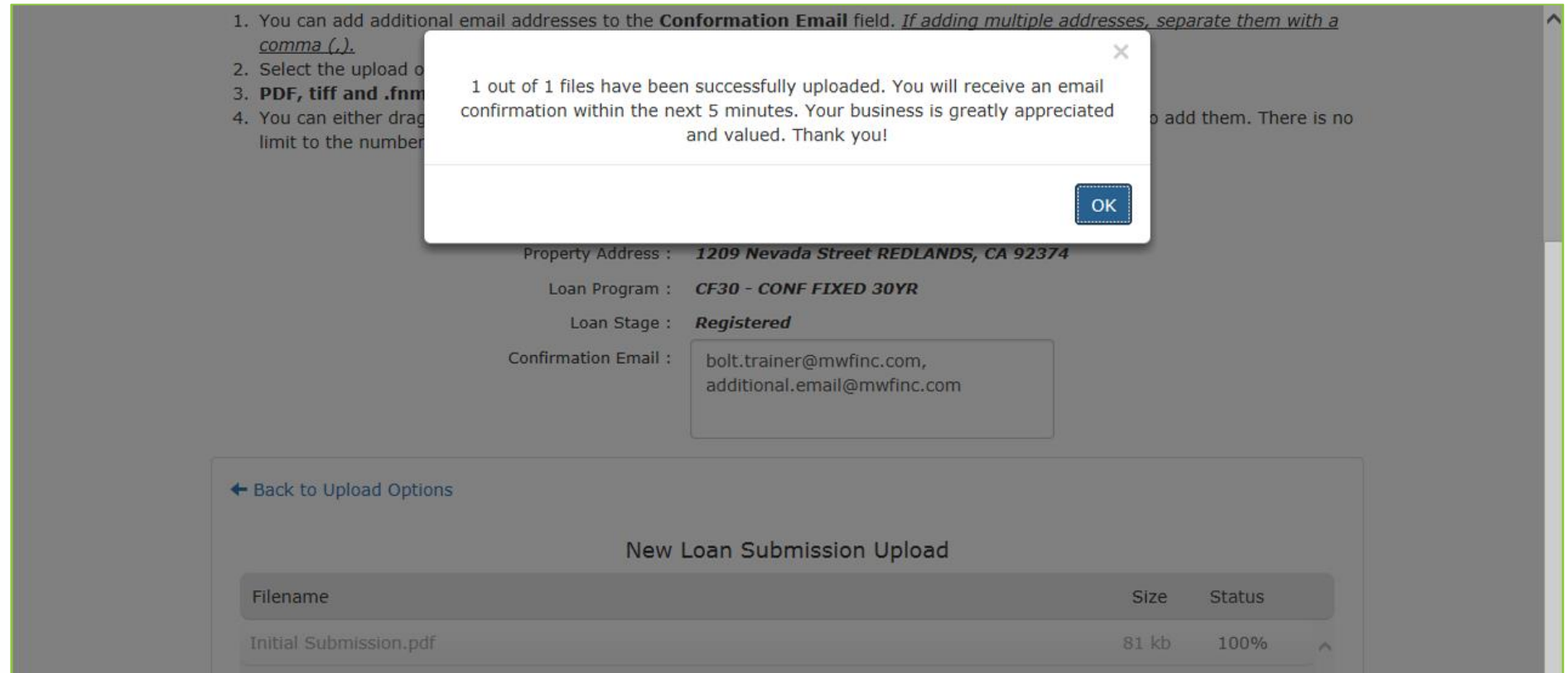
⬇ Upload Files

Files selected to upload : 181 kb0%

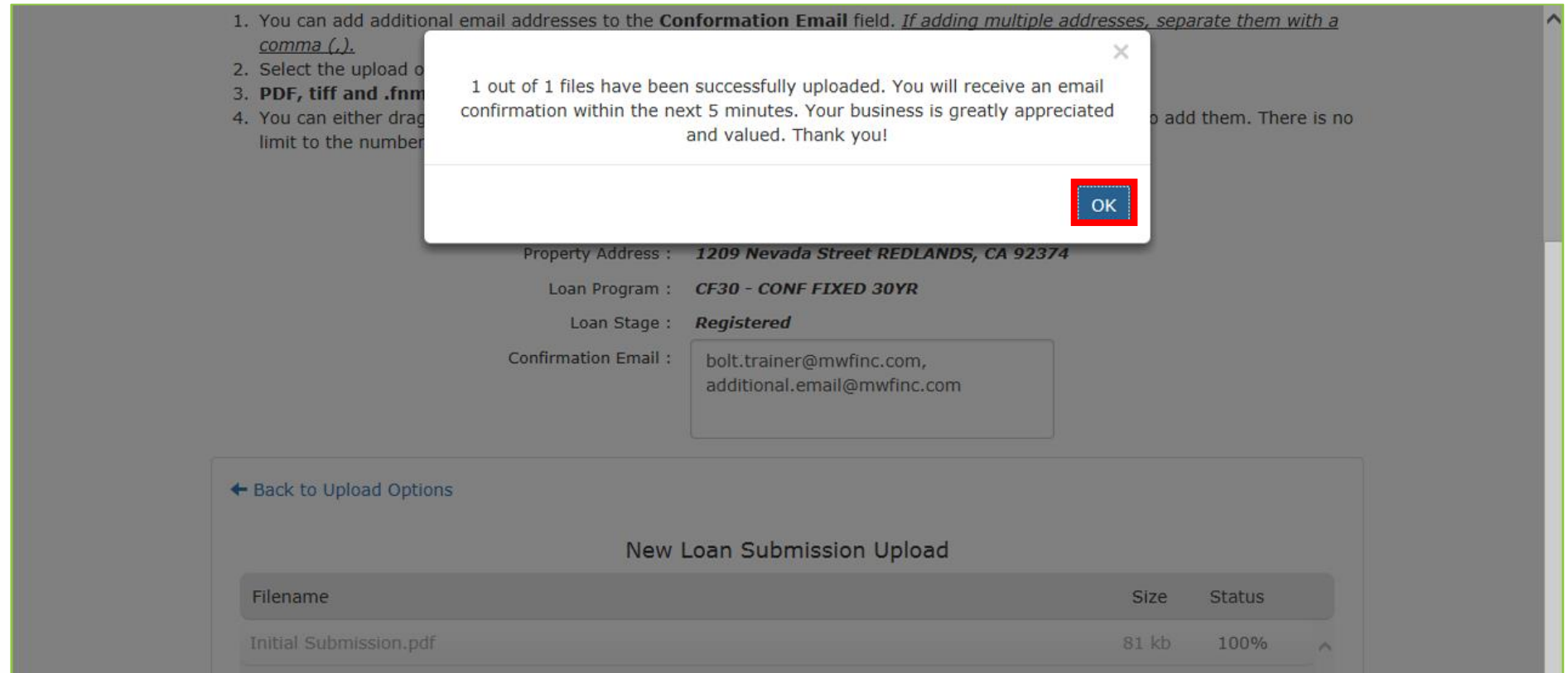
 Equal Housing Lender

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16. Click “Upload Files”.



17. A confirmation window will appear.



18. Click “OK”.


Bing Maps + Get more apps

Thank you for uploading documents to Mountain West Financial, Inc. Please retain this message as confirmation of receipt and note that any conditions and/or submission documents will be reviewed in the order received. You can monitor up-to-the-minute loan status via [Lending QB](#). For questions, please contact your Account Executive.

The following NewLoanSubmission Document(s) has been uploaded:

Document Name	Page Count	Document Link (MWF Internal Use Only)	Status
Initial Submission.pdf	1	View	Success

Thank you for your business!



19. Two confirmation emails will also be sent, one when the documents are initially uploaded through the link, and one when the documents are validated/viewable in the loan.

Status and Agents

Application Information

Closing Costs

Pricing

Loan Information

Rate Lock

Disclosures

E-docs

Conditions (0)

Order Services

E-docs

DOCUMENT UPLOAD

SUBMIT TO DOCUMENT CHECK

	Doc Type	Application	Description	Last Modified Date	Pages
view PDF	CLOSING DOCS - FLOOD CERT	SUZI BUILDER	Flood Cert	12/26/2018 10:14:17 AM	1
view PDF	ESCROW - DEMAND	SUZI BUILDER		12/20/2018 10:09:44 AM	17
view PDF	GENERATED DOCUMENTS - INITIAL DISCLOSURE	SUZI BUILDER	Autosaved: 4:59 PM	12/19/2018 4:59:17 PM	41
view PDF	APPLICATION - AUS	SUZI BUILDER	DO/DU Findings	12/19/2018 10:03:13 AM	3
view PDF	LEFT SIDE EXTERNAL - LOCK CONFIRMATION	SUZI BUILDER	Lock Confirmation	12/19/2018 9:18:12 AM	1
view PDF	CREDIT - CREDIT REPORT	SUZI BUILDER	Credit Report	12/19/2018 8:10:11 AM	15

LIVE CHAT

20. The E-Docs page will return.



Important Information



Important Information

- The Subject Property Address must reflect “TBD” or “To Be Determined”.
 - Any variation from this will trigger RESPA and start the 3 Day time frame to Disclose, which could result in the loan being Canceled, if not Disclosed on-time.



THANK YOU FOR VIEWING

For further B.O.L.T. Training, please visit <https://www.mwfwholesale.com>