

Uniform Underwriting and Transmittal Summary

I. Borrower and Property Information

Borrower Name **John H. Sample** SSN: **111-22-3333**
 Co-Borrower Name **Jane W. Sample** SSN: **222-33-4444**
 Property Address **123 Any Street, Seattle, WA 98123**

Property Type
 1 unit
 2-4 units
 Condominium
 PUD
 CO-OP
 Manufactured Housing
 Single Wide
 Multiwide

Project Classification
 Freddie Mac
 III Condo
 II Condo
 I Condo
 Fannie Mae
 P Limited Review New
 Q Limited Review Est.
 R Expedited New
 S Expedited Est.
 T Fannie Mae Review
 U FHA-approved
 E PUD
 F PUD
 1 CO-OP
 2 CO-OP

Occupancy Status
 Primary Residence
 Second Home
 Investment Property

Number of Units **1**
 Sales Price \$ **120,000.00**
 Appraised Value \$ **120,000.00**

Project Name **Project Name goes here**

II. Mortgage Information

Loan Type
 Conventional
 FHA
 VA
 USDA/RHS

Amortization Type
 Fixed-Rate - Monthly Payments
 Fixed-Rate - Bi-Weekly Payments
 Balloon
 ARM (type) **Special ARM**
 Other (specify) _____

Loan Purpose Type
 Purchase
 Cash-Out Refinance
 Limited Cash-Out Refinance (Fannie)
 No Cash-Out Refinance (Freddie)
 Home Improvement
 Construction to Permanent

Lien Position
 First Mortgage
 Amount of Subordinate Financing:
\$ 20,000 (not a HELOC)
(If HELOC, include balance and credit limit)
 Second Mortgage

Note Information
 Original Loan Amount \$ **95,000.00**
 Initial P&I Payment \$ **697.08**
 Initial Note Rate **9.000 %**
 Note Date **12/3/1999**
 Term (in months) **360**

Mortgage Originator
 Seller
 Broker
 Correspondent

Buydown
 Yes
 No
 Terms _____

If Second Mortgage
 Owner of First Mortgage
 Fannie Mae
 Freddie Mac
 Seller/Other

Broker / Correspondent Name and Company Name: _____
 Original Loan Amount of First Mortgage \$ _____

III. Underwriting Information

Underwriter's Name **Janet Underwriter** Appraiser's Name/License # **Mister Appraiser / 5843753098** Appraisal Company Name **The Appraiser's, Inc.**

Stable Monthly Income

	Borrower	Co-Borrower	Total
Base Income	\$ 1,800.00	\$ 2,000.00	\$ 3,800.00
Other Income	\$ 1,123.00	\$ 350.00	\$ 1,473.00
Positive Cash Flow (Subject Property)	\$ _____	\$ _____	\$ _____
Total Income	\$ 2,923.00	\$ 2,350.00	\$ 5,273.00

Present Housing Payment: \$ **2,223.00**

Proposed Monthly Payments

Borrower's Primary Residence

First Mortgage P&I	\$ 697.08
Second Mortgage P&I	\$ 214.92
Hazard Insurance	\$ 30.00
Taxes	\$ 110.00
Mortgage Insurance	\$ 35.63
HOA Fees	\$ _____
Lease/Ground Rent	\$ _____
Other	\$ 9.00
Total Primary Housing Expense	\$ 1,096.63

Other Obligations

Negative Cash Flow (subject property)	\$ _____
All Other Monthly Payments	\$ 2,783.00
Total All Monthly Payments	\$ 3,879.63

Qualifying Ratios

Primary Housing Expense/Income **20.80 %**
 Total Obligations/Income **73.58 %**
 Debt-to-Housing Gap Ratio (Freddie) _____ %

Loan-to-Value Ratios

LTV **79.167 %**
 CLTV/TLTV **95.830 %**
 HCLTV/HTLTV _____ %

Qualifying Rate

Note Rate **9.000 %**
 _____ % Above Note Rate _____ %
 _____ % Below Note Rate _____ %
 Bought-Down Rate _____ %
 Other _____ %

Level of Property Review

Exterior / Interior
 Exterior Only
 No Appraisal

Form Number: _____

Borrower Funds to Close

Required \$ **7,000.00**
 Verified Assets \$ **12,000.00**

Risk Assessment

Manual Underwriting
 AUS
 DU LP Other _____

AUS Recommendation _____
 DU Case ID/LP AUS Key# _____
 LP Doc Class (Freddie) _____

Escrow (T&I)

Yes No

Source of Funds **Gift**
 No. of Months Reserves **6**
 Interested Party Contributions **0.00 %**

Representative Credit/Indicator Score _____ **Community Lending/Affordable Housing Initiative** Yes No
Home Buyers/Homeownership Education Certificate in file Yes No

Underwriter Comments **Special Underwriter comments can go here.**

IV. Seller, Contract, and Contact Information

Seller Name **The Seller** Contact Name _____
 Seller Address **The Seller Address** Contact Title _____
 Seller No. _____ Investor Loan No. _____ Contact's Phone Number _____
 Seller Loan No. **LH-1234** Contact's Signature _____
 Master Commitment No. _____ Date **January 31, 2006**
 Contract No. _____