



Jumbo Loan Process

Step 1	LO will start loan in Mortgagebot labeled Conventional 30.
Step 2	LO will review matrices and guides from FGMC to make sure loan fits program.
Step 3	LO will upload all documentation to Image Flow and will send completed pre-qual request to jumboloans@flanagansatebank.com .
Step 4	Once the LO has this back they can get a quote on the rate from Secondary.
Step 5	After the LO confirm's the rate they can final the loan for initial disclosures.
FYI	Loan will follow normal file flow from there as far as getting disclosures signed and going to processing.
Step 6	Complete the FGMC Loan Submission Form. Upload the form to Image Flow under Notes to Underwriter. For Lender Contact enter Wayne Pierce 815-676-0987 and the email address should be jumboloans@flanagansatebank.com
Step 7	When file is submitted to Underwriting the processor will e-mail jumboloans@flanagansatebank.com to advise that it has been submitted.
Step 8	File will be submitted to FGMC for underwriting by our Operations team. Allow for extra review time as published turn times on our website will not apply.
Step 9	When approval comes back Operations will upload approval to Image Flow and add conditions to Mortgagebot.
Step 9	Operations will change status to U/W Approved w/ Conditions and notification will go out.
Step 10	Loan can be locked with Secondary at this time.
FYI	Conditions and ICD will be handled as normal process.
Step 11	When final approval is received we will update Mortgagebot and move to final approval.
FYI	Scheduling will be done as normal files.
FYI	**THERE WILL BE NO EXCEPTIONS TO THE GUIDELINES. IF A LOAN DOES NOT MEET THE GUIDELINES IT CAN NOT BE DONE**