

Important Updates for this week

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Mon 9/12/2022 9:58 AM

To: Sales <sales@flanagansstatebank.com>; Processing <processing@flanagansstatebank.com>; Closings <Closings@flanagansstatebank.com>

Cc: Mortgage Management <mortgagemanagement@flanagansstatebank.com>

 5 attachments (1 MB)

PMI Disclosure - Blank.pdf; USDA Final Rule - Past Due Child Support.pdf; 2- FSB Loan Officer Order MI Process 0922.docx; New Closing Request-LO.pdf; New Closing Request-Processor.pdf;

Good morning, everyone!

Here are the announcements for this week.

Prequal Underwriting Questions in the future

We all know that FSB is known for creative financing on tougher loan applicants that others do not want to spend time on. Sometimes though, due to a complex income, credit, or asset situations our producers need to get underwriting opinions to issue a prequalification letter. Therefore, Loan officers or branch managers, we are pleased to announce that you may now send an email to prequals@flanagansstatebank.com in order to ask any underwriting questions directly of Kristen Snethen in order to issue a Prequalification. We ask that this new option be used for only "questionable" issues on income, credit, or asset situations that require a decision to complex situations. Please remember that S/E income calculations, or guideline research should be directed to Mortgage Support and not this distribution.

Reminder to Enter Application Date, and Interview Date into MBOT:

Loan Officers - VERY IMPORTANT!

Unfortunately, due to recent MBOT updates, sometimes the application and interview dates are NOT automatically entering into the URLA like they did in the past once you entered a property address. In addition, the loan officer's name should also automatically be entered and in some instances it is not. Please make sure to double check these critical fields while setting up your loans for disclosures.

Reminder to generate MI, and disclosing MI:

The attached document has been created to help all loan officers and processors (for re-disclosures) disclose loans with Mortgage Insurance properly. We hope the MBOT screen shots help.

Changing from a Government Loan to a Conventional loan:

Our management team is working on trying to find a way to easily change products on all loans through change of circumstances. Until a solution is viable for all products, we did want everyone to know that we can always do a change of circumstance from any government loan to a conventional loan. However, when doing this, you may need a blank PMI disclosure to be signed separately by the borrower(s) when applicable. Unfortunately, this form does not generate directly from MBOT on redisclosures. In addition, always remember to update your lock when changing the product.

Product / Program Updates:

We continue to share current underwriting stances on these Monday announcements. We are in the process of reconfiguring our Retail Website to reference a Q & A section, but until then please see below:

1. USDA Update on delinquent child support. (See attached)
2. FHA Bank Statements - When utilizing the AUS findings for 30 day's most recent bank statements on FHA loans, please note that HUD requires that the bank statement / transaction history reference the "previous balance", however HUD does not allow the term "beginning balance". As a lender, we agree that this is ridiculous, but our underwriting department has seen difficulty with insuring FHA loans in this circumstance.
3. MH Alta 7 Endorsements - Please remember that all MH loan title orders must include a request for an ALTA 7 endorsement. In the future, we will not confirm any closing if this is not present on all MH's, therefore we will not allow for a PTF on this endorsement.

New Closing Request Forms

As many of you are aware, our processors are now issuing ICD's. Therefore, we have discontinued the use of the "Early ICD Request Form". However, there is certain information we need for closing from that form. In an effort to make it easier on Loan Officers, we have broken down that information on two separate New Closing Request Forms. One is a condensed version for the Loan Officers. Please use this form moving forward to schedule closings and send this form to your PRO emails. Processors will upload both versions of the form at time of scheduling.

Thank you!

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