

SG Capital Process

Here is the process for setting up a new loan for SG Capital in Encompass.

1. Create the new loan using existing branch loan templates.
2. Once the loan is created, go to the Borrower Summary – Origination input form, Transaction Details section, and click the magnifying glass icon next to the Loan Program.

Borrower Summary - Origination

Comments

Subject Property Information

Address Property Type
City Estimated Value
State Zip Appraised Value

Unincorporated Area
Construction Method

Transaction Details

Lender Copy Loan Number to lender case number
Loan Program Loan Number
Closing Cost
Loan Documentation Type Code

3. In the Select Loan Program Template pop up, navigate to the Public Loan Programs\Correspondent Loan Programs folder, highlight the specific SG Capital loan program, then click the Select button.

Select Loan Program Template

Folder: WPublic Loan Programs\Correspondent Loan Programs

Loan Programs	
Name	Program Description
SG Capital Partners Expanded Access 30 Year Fixed IO	Expanded Access 30 Year Fix
SG Capital Partners Expanded Access 30 Year Fixed Rate	Expanded Access 30 Year Fix
SG Capital Partners Expanded Access 40 Year 5/1 LIBOR 10 Year IO	Expanded Access 40 Year 5/1
SG Capital Partners Expanded Access 40 Year 7/1 LIBOR 10 Year IO	Expanded Access 40 Year 7/1
SG Capital Partners Expanded Access 40 Year Fixed IO	Expanded Access 40 Year Fix
SG Capital Partners Expanded Access 5/1 LIBOR 10 Year IO EA COR	Expanded Access 5/1 LIBOR
SG Capital Partners Expanded Access 5/1 LIBOR 10 Year IO EA Plus	Expanded Access 5/1 LIBOR
SG Capital Partners Expanded Access 5/1 LIBOR ARM EA CORE	Expanded Access 5/1 LIBOR
SG Capital Partners Expanded Access 5/1 LIBOR ARM EA Plus	Expanded Access 5/1 LIBOR
SG Capital Partners Expanded Access 7/1 LIBOR 10 Year IO EA COR	Expanded Access 7/1 LIBOR
SG Capital Partners Expanded Access 7/1 LIBOR 10 Year IO EA Plus	Expanded Access 7/1 LIBOR
SG Capital Partners Expanded Access 7/1 LIBOR ARM EA CORE	Expanded Access 7/1 LIBOR
SG Capital Partners Expanded Access 7/1 LIBOR ARM EA Plus	Expanded Access 7/1 LIBOR
SG Capital Partners Investor Select 3/1 LIBOR ARM	Investor Select 3/1 LIBOR AR
SG Capital Partners Investor Select 5/1 LIBOR ARM	Investor Select 5/1 LIBOR AR
SG Capital Partners Investor Select 7/1 LIBOR ARM	Investor Select 7/1 LIBOR AR

Only apply Loan Program template fields that contain a value
 Only apply Closing Cost template fields that contain a value

Details

Closing Cost:

Doc Type:

Plan Code

Plan Code: SGPC51LIOEAC40

Description: Expanded Access 40 Year 5/1 LIBOR

Elle Mae Plan ID: 11130026

Investor: SG Capital Partners

Type of Mortgage and Terms of Loan

Loan Purpose:

Use Alternate

Property Will Be:

Gross Rent:

Occup Rate: %

Loan Type: Conventional

Gov't Loan Type:

Lien Position: First

Amortization Type: ARM

4. When the file is saved:
 - a. Additional fees payable to the Investor will be added to the 2015 Itemization. *Note - Application of these fees will stop after initial disclosure, so existing loans that have already been disclosed under a different program would need to be decisioned and a new loan would need to be started.
 - b. The channel will be updated to Correspondent
 - c. SG Capital will be added as the Investor
 - d. The HMDA QM Status will be set to "Non-QM"

2015 Itemization					
703. Commission Paid at Settlement					
704. [] To []		[]	[]	[]	
800. Items Payable in Connection with Loan					
		Borrower	Seller	Other	Total
		2,908.00			2,908.00
		Borrower	Seller	Paid By / P / B / A / Paid To	
801. Our Origination Charge		2,240.00			
Loan Origination Fees	[] % or \$ []			[]	[] L []
Application Fees	[]			[]	[] L []
Processing Fees	[]			[]	[] L []
Underwriting Fees	500.00			[]	[] I []
Broker Fees	[] % + \$ []			[]	[] []
Broker Compensation	[] % + \$ []			[]	[] []
Commitment Fee	To Nations Len	1,095.00		[]	[] L []
Post-Close Loan File Revi	To SG Capital P	395.00		[]	[] I []
Non-Agency Funding Fee	To SG Capital P	250.00		[]	[] I []
	To Nations Len			[]	[] L []
	To Nations Len			[]	[] L []

Borrower Summary - Origination

Channel: **Correspondent** Application Date: 05/16/2019

Current Status: Active Loan Date: //

No co-applicant Order Fraud

Borrower **Co-Borrower** Copy From Borrower

Vesting Type: [] Vesting Type: []

File Contacts				
	Category/Role	Disc. on CD	Company	Name
39	Seller's Agent			
40	Seller 1			
41	Seller 2			
42	Seller 3			
43	Seller 4			
44	Notary			
45	Builder			
46	Hazard Insurance			
47	Mortgage Insurance			
48	Surveyor			
49	Flood Insurance			
50	Credit Company		Credit Plus	
51	Underwriter			
52	Servicing			
53	Doc Signing			
54	Warehouse			
55	Financial Planner			
56	Investor		SG Capital Partners	
57	Assign To			

Quick Entry - NMLS Report Information

NMLS Report Information - Section I	
Initial Application Date	// <input type="text"/>
Initial Application Amount	<input type="text"/>
Action Taken	Active Loan
Final Loan Amount	<input type="text"/>
Net (Initial and Final)	<input type="text"/>
Inquiry or Pre-qualification	<input type="checkbox"/>
Oral request for extension of credit	<input type="checkbox"/>
Action Date	// <input type="text"/>
Loan Purpose	Home Purchase <input type="button" value="v"/>
Loan Type	<input checked="" type="checkbox"/> Conv <input type="checkbox"/> VA <input type="checkbox"/> FHA <input type="checkbox"/> USDA-RHS
HOEPA Status	<input type="text"/> <input type="button" value="v"/>
QM Status	Non-QM <input type="button" value="v"/>
Lien Status	<input type="text"/> <input type="button" value="v"/>
Property Type	<input type="text"/> <input type="button" value="v"/>
Property Will Be	<input checked="" type="checkbox"/> Primary