

HMDA for Loan Officers

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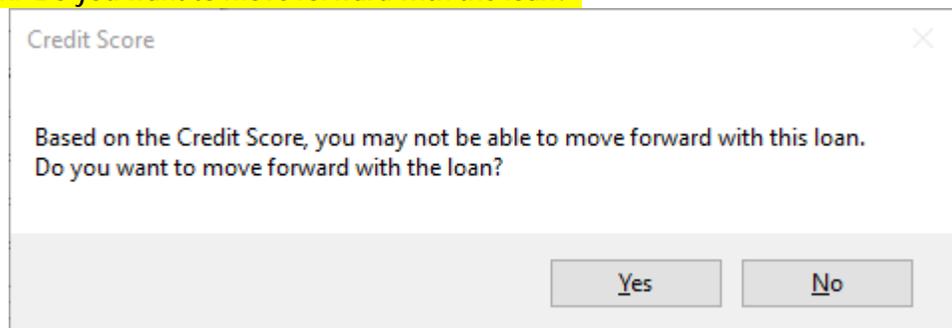
Subject: FW: HMDA/ECOA Changes

PREDISCLOSURE FOLDER = HMDA/ECOA APPLICATION

NOTE: A credit decision is required within 30 days of this initial credit pull date, follow the credit score waterfall below.

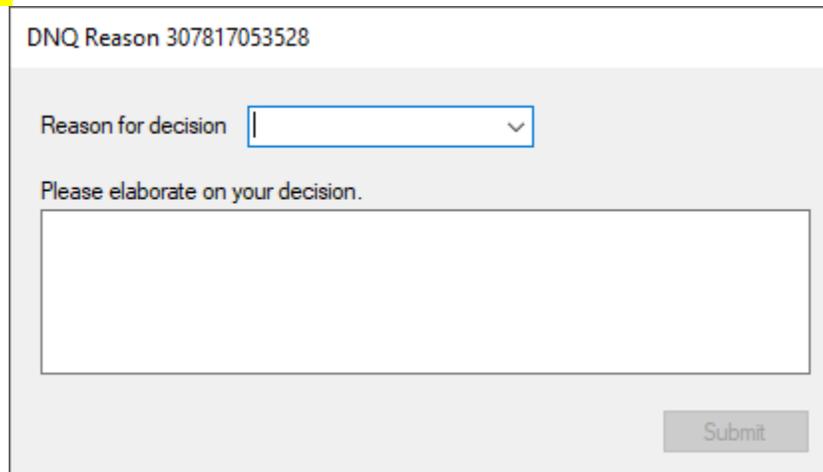
1. credit score waterfall:

- a. Borrower's credit score is 580 or above?
 - i. Loan Officer will work to complete the loan file collecting all 6 pieces of information to trigger a TRID application.
- b. Borrower's credit score is between 550- 579
 - i. (POP UP WILL APPEAR) "Based on the credit score you may not be able to move forward with this loan. Do you want to move forward with the loan?"



- ii. Click YES
 - 1. 14 Calendar days from the date of the initial credit report date are given to the loan originator to work with the customer to increase the credit score to 580 or above.
 - 2. On the 15th calendar day the file will be moved to the compliance pipeline manager for a final disposition if the credit score remains at 579 or below. (Read only rights)

iii. Click NO



- 1. Enter the reason for decision and comments.
- 2. The loan will be reviewed by a compliance pipeline manager and dispositioned as denied.

c. Borrower's credit score is 549 or below

- i. The loan will be reviewed by a compliance pipeline manager and dispositioned as denied.

2. Does this lead still qualify with a 580 score or above?

a. The Loan Officer can select Do Not Qualify (DNQ) status if the loan no longer qualifies or the customer wants to withdraw the application at ANY time the processor has rights to the loan. A reason must be given along with a comment within Encompass for both a purchase or a refinance transaction.

- i. Examples for a DNQ would be; through the interview process the customer states they are self-employed for 1 month, they have verbally stated that they had a foreclosure, or they state that they had the home appraised last month for less than the loan amount requested. The file will be reviewed by the compliance pipeline manager and dispositioned. Notes must be put in the section below along with selecting the reason for the decision.
- ii. Once this occurs the file will be reviewed and the DNQ reason will be verified, the file will be dispositioned by the compliance pipeline manager.

AAA/Refinance Qualification Form

Equity	Debts	
Current Mortgage Balance <input type="text"/>	Outstanding Debt <input type="text"/>	
Estimated Value <input type="text"/>	Total Debt Range <input type="text"/>	
Income	Credit	Is Loan Sellable <input type="text"/>
Annual Income Range <input type="text"/>	Credit Rating <input type="text"/>	Reason for Decision <input type="text"/>
Income Type <input type="text"/>		Please elaborate on your decision:
AAA Goals		
Mortgage Goals <input type="text"/>		
Borrower's Credit Authorization		