

CONSUMER PURPOSE SUBMISSION FORM

Your ATHAS CAPITAL Account Executive:

Phone: _____

Fax: _____

Submission Email: _____

Submission Checklist

Email:

- Complete Submission Form and see pages 2-4.
- **SEE PAGE TWO FOR ALL SUBMISSION REQUIREMENTS**
- **If a Refinance:** Accurate Estimated Closing Disclosure or Closing Statement from and for the title and escrow company that will be handling this contemplated transaction with all title, escrow and recording fees that are specific to this transaction. No basic quotes, basic rate tables, HUD-1 or GFE are accepted.
- **If a Purchase:** Accurate Estimated Closing Disclosure or Closing Statement from and for the title and escrow company that will be handling this contemplated transaction with all title, escrow, recording, prorations and transfer fees for both buyer and seller side that are specific to this transaction. No basic quotes, basic rate tables, HUD-1 or GFE are accepted.

Athas will be relying upon these fees for TRID disclosures so they must be accurate and specific to the transaction.

Please contact your AE should you have any questions.

Broker Information:

Company's Name: _____

Are you approved with ACG?: Yes No

If Yes, your broker approval ID#: _____

Brokers License #: DRE _____ CFL _____

Brokers NMLS #: _____

Loan Officers Name: _____

Loan Officers NMLS #: _____

Loan Officers Phone #: _____

Loan Officers E-mail: _____

I would like to receive email updates of products and services.

Loan Processor Name: _____

Loan Processor Phone #: _____

Loan Processor E-mail: _____

★ This loan needs to close by what date? ★

Month: _____ **Day:** _____ **Year:** _____

Appraisal

- I have an appraisal that is within 60 days (must submit with file along with invoice to indicate cost of appraisal)
- I will use Athas approved AMC (best option)

Borrower Details

Does Borrower(s) fluently speak and read the English language with full understanding? Yes No

BORROWER: _____

CO-BORROWER: _____

ENTITY/NAME WHO HOLDS TITLE: _____

PROPERTY STREET ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

Loan Details

Estimated Value: \$ _____

or
Purchase Price: \$ _____

Loan Amount: \$ _____

LTV: _____ **CLTV:** _____

Broker Compensation

Broker is Charging: _____ **Other Fees:** _____

Purpose/Occupancy/Doc Type/Property Type

Type of Loan:

Purchase Cash Out Rate & Term

Occupancy:

O/O 2nd Home

Term – Subprime:

5/25 – 5 year fixed 7/23 – 7 year fixed 30 year fixed

Down Payments & Closing Costs:

- Sourced & Seasoned 60 days w/ 6mth liquid cash reserves – max ltv 95%
- Sourced & Seasoned 30 days - max ltv 90%
- Sourced but NOT seasoned - max ltv 80%
- Partial gift of funds - max ltv 80%
- 100% gift of funds - max ltv 80%
- Lease Option buyout - max ltv 80%
- Gift of Equity - max ltv 65%

Doc Type:

- Full Doc – Traditional - max ltv 95%
- 24 Months Personal Bank Statements - max ltv 80%
(All individuals on banks statements must be on loan application)
- 12 Months Personal Bank Statements - max ltv 80%
(All individuals on banks statements must be on loan application)
- 24 Months Business Bank Statements - max ltv 80%
- 12 Months Business Bank Statements - max ltv 80%
- 1 Month Personal Bank Statement - max ltv 75%
- VOE Only - max ltv 75%
- 1099 Only - max ltv 75%
- P&L and CPA Letter Only - max ltv 75%
- Asset Depletion – 101% of Athas Mortgage - max ltv 80%
- Asset Depletion – 7 year PITI - max ltv 80%

Property Type:

- SFR max ltv 95% Condo max ltv 80% Condotel max ltv 80%
- 2 Units 3 Units 4 Units

Credit Details

FICO Score: Borrower _____ Co-Borrower _____
(Primary Wage Earner)

Mortgage lates in past 12 months? Yes No

#30 Days _____ **#60 Days** _____ **#90 Days** _____ **# 120+** _____

Foreclosure in the last 2 years? Yes No

If so, how long ago? _____

Short Sale in the last 2 years? Yes No

Bankruptcy in the last 2 years? Yes No

Discharge OR Dismissed? _____ **Date:** _____

CONSUMER PURPOSE SUBMISSION REQUIREMENTS

SUBMISSION FORM

- Page 1,3 and 4 are fully filled out and accurate

COMPLETE 1003:

- 1003 must be 100% completed including INFORMATION FOR GOVERNMENT MONITORING PURPOSES, HMDA section and 2018 Addendum HMDA addendum completely filled out.
- MUST be Signed and Dated by the submitting Loan Officer same day as submission
- PLEASE ALSO SEND IN FNM 3.2 FILE FORMAT WHICH GREATLY IMPROVES TURN TIME

BORROWER IDENTIFICATION:

- Clear copy of Borrower(s) un-expired Driver's License

TRIMERGE CREDIT REPORT ON ALL BORROWERS

- Must be dated within 30 days and run by submitting broker.

INCOME DOCUMENTATION:

Full Doc – Traditional:

If Self Employed:

- 2015 and 2016 1040s with all schedules. If extension for 2016 need Copy of extension, 2014 and 2015 1040s. Tax returns must be signed by borrower and if prepare by CPA/ Tax preparer signed by the preparer as well

If Non Self Employed:

- 2016 and 2017 W2s and Recent paystub. If borrower is using Rental income in addition to W2 and Paystub income and owns 4 or less rental properties need fully executed leases for rental properties.
- OR;**
- If Borrower owns 5 or more properties: 2016 and 2017 1040s with all schedules. If extension for 2017 need Copy of extension, 2015 and 2016 1040s

12 or 24 Months Personal Bank Statements:

- 12 or 24 Months personal bank statement (ALL PAGES).
- Every person on the bank statements also needs to be a borrower. Will not lend to one borrower and use Joint Statements for income analysis.

12 or 24 Months Business Bank Statements:

- 12 or 24 Months business bank statements (ALL PAGES).
- 100% Ownership by the borrower(s) and proof of ownership for 2 years is required. Business license must be provided so show ownership of the business entity.
- Two prior years complete YTD P&L and current year YTD P&L through last recent month.
- Borrower to provide signed and dated letter from Borrower's CPA on CPAs letter, including CPAs license number, verifying that CPA has either prepared the P&Ls and attests to their accuracy and validity or has reviewed the P&Ls as prepared by Borrower's Business and attests to their accuracy and validity.

1 Month Personal Bank Statement:

- 1 Months personal bank statement (ALL PAGES).
- Every person on the bank statements also needs to be a borrower. Will not lend to one borrower and use Joint Statements for income analysis.

VOE Only program:

- Fully filled out VOE, prepared, signed and dated by employer, with accurate contact info.

1099 Only Program:

- Two years 1099s (must be in same line of work)

P&L and CPA Letter Only Program

- 2017 + Year to Date 2018 P&L's signed and dated by Borrower(s), Proof Borrower Has been 100% Owner of the business for 2 years and Verifiable letter from CPA/ Certified Tax Preparer/Enrolled Agent(See guidelines for specifics)

Asset Depletion – 101% of Athas Mortgage Program

- 2 Months most recent statements. See Consumer Non Prime Product Guideline and restrictions.
- Cash out from this transaction cannot be included in Asset Depletion Analysis. The Assets must meet requirements post transaction.

Asset Depletion – 7 Year PITI Program

- 2 Months most recent statements. See Consumer Non Prime Product Guideline and restrictions.
- Cash out from this transaction cannot be included in Asset Depletion Analysis. The Assets must meet requirements post transaction.

Miscellaneous Income Documentation:

- Social security retirement income-Award Letters and 3 Months Bank Statements proving receipt
- Other Pension or retirement income- Pension and other retirement statements that delineate that this will continue for the next 3 years and 3 Months Bank Statements proving receipt
- Permanent Disability- award with proof disability is **permanent** and 3 Months Bank Statements proving receipt

IF A PURCHASE TRANSACTION:

- Copy of fully executed purchase agreement with all signatures, dates and addendums.
- **If a short sale must have short sale approval / if all cash transaction, must provide addendum allowing financing**

ITEMS FOR DISCLOSURES:

- ESIGN DISCLOSURE – if borrower intends to receive disclosures electronically.
- If a Refinance: Accurate Estimated Closing Disclosure or Closing Statement from and for the title and escrow company that will be handling this contemplated transaction with all title, escrow and recording fees that are specific to this transaction. No basic quotes, basic rate tables, HUD-1 or GFE are accepted. **WFG IS NOT AN ACCEPTABLE TITLE/ESCROW**
If a Purchase: Accurate Estimated Closing Disclosure or Closing Statement from and for the title and escrow company that will be handling this contemplated transaction with all title, escrow, recording, proration and transfer fees for both buyer and seller side that are specific to this transaction. No basic quotes, basic rate tables, HUD-1 or GFE are accepted. **WFG IS NOT AN ACCEPTABLE TITLE/ESCROW**

APPRAISAL: If broker already has an Appraisal:

- Original color PDF appraisal and invoice
- If no appraisal, Athas will get a quote for appraisal from its approved AMC.

TITLE: REQUIRED ON A PURCHASE – Refinance not required unless Broker has already

- Prelim or Title commitment with 24 Month Chain of Title
- If escrow state – all escrow instructions.
 - *NOTE: WFG is not an accepted Title or Escrow Company:*
 - NO AFFILIATION is allowed between Loan broker, Seller, Borrower, and Title or Escrow.

Submitting Broker/Mortgage Loan Originator Attestation

The below information is ONLY to be completed on a Consumer Purpose Residential Loan.

The following information is not to be completed for Commercial Real Estate Loans and/or Business Purpose Residential Loans.

1. **Has Broker and/or submitting Mortgage Loan Originator provided the Borrower(s) with Truth in Lending and RESPA Disclosures ("Broker Disclosures")?**
 Yes No *If no, please skip the remainder and execute this attestation.*

2. **If yes, has Broker received a notice from the Borrower(s) to withdraw Borrower(s) application on the proposed terms contained in the Broker Disclosures or has a loan denial been issued from a lender in which the Broker Disclosures are in reference to?**
 Yes No *If yes, please skip the remainder and execute this attestation.*

3. **If No, please provide Athas Capital with copy of all Broker Disclosures sent to the Borrower(s) including the TIL and GFE and submit the loan after ten (10) days has past from the date the Borrower(s) have been delivered the disclosures. Additionally please insert the date as to when the Broker Disclosures have been deemed delivered to the Borrower(s) as defined by TILA and RESPA here:_____:**

If the loan is submitted prior to this event Athas Capital will issue a formal decline as Athas Capital will most likely not be able to honor the terms as set forth in the Broker Disclosures.

For the purpose of inducing lenders to provide financing for customers of the undersigned, I (we) certify the above information to be true and correct. The undersigned declares that the foregoing information and all accompanying information are true to the best of his/her knowledge and belief

Mortgage Broker/ Mortgage Loan Originator Name:_____

Signature:_____ Date:_____

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

Part I - General Information

1. Borrower(s)		2. Name and address of Lender: Athas Capital Group, Inc. 27001 Agoura Road, Ste #200 Calabasas Hills, CA 91301 NMLS# 275237/ DBO# 603F869	
3. Date	4. Loan Number TBD		

Part II - Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

The information the Lender/Broker obtains is only to be used in the processing of my application for a mortgage loan.

_____	_____
Borrower	Date
_____	_____
Borrower	Date
_____	_____
Borrower	Date
_____	_____
Borrower	Date