Bond Loans



Entering a Bond

To enter a bond program, you will need to select the loan program in the 1003 URLA – Lender screen.

1003 URLA - Lender					1003 URLA P1
To be completed by the Lender:					
Print ULI / NULI on URLA	Agency Case No	D			
Print both ULI / NULI and Loan # Lender Cas Include Lender Information Pages in Borrower Package URLA Loan		Lender Case No 000100567			
		tifier 000100567/549300PXI 1KA5TO	1 2082		
Loan Program FNMA 30 Year Fixed	٩		22004		
Uniform Residential Loan Application - Lender Loan Inform	nation	Select Loan Program Template			
L1. Property and Loan Information	1	Folder 📃 \\Public Loan Programs\Co	ompanywide		~ 🖄
Subject Property		Loan Programs			
Street Address 123 Test Lane	No Units	lame	Program Descriptio	Plan Type 🔺	Investor
Unit Type	Year Built	BOND LOAN PROGRAMS			~
11-24	E-E-A-A-A-A	🛃 Chase Jumbo 30 Year Fixed	Conventional Fixed	eDisclosures	
UIIL#	Estimated Vall	😹 FHA 15 Year Fixed	FHA Fixed Rate	eDisclosures	



Selecting a Bond Program

Select Loan Program Template			
Folder 🔝 \\Public Loan Programs\C	ompanywide		~ 🖄
Loan Programs			
Name 📁 BOND LOAN PROGRAMS 🔍	Program Descriptio	Plan Type 🔺	Investor
🛃 Chase Jumbo 30 Year Fixed	Conventional Fixed	eDisclosures	

Select Loan Program Template

	Loan Programs	Loan Programs		
	Name	Program Descriptio	Plan Type 🔺	Investor
	🔜 Bond - Indiana - IHCDA - Conventior	al Conv Fixed	eDisclosures	
Open up Bond Loan	📓 Bond - Indiana - IHCDA - FHA Fixed	FHA Fixed	eDisclosures	
	📓 Bond - Indiana - IHCDA - USDA Fixe	USDA Rural Develo	eDisclosures	
	👼 Bond - Indiana - IHCDA - VA Fixed	VA Fixed	eDisclosures	
	😹 Bond - Michigan - MSHDA - Conver	io Conv Fixed	eDisclosures	
nd salact tha	😹 Bond - Michigan - MSHDA - FHA Fix	ec FHA Fixed	eDisclosures	
	😹 Bond - Michigan - MSHDA - USDA F	xe USDA Rural Develo	eDisclosures	
ondloan	😹 Bond - Michigan - MSHDA - VA Fixe	d VA Fixed	eDisclosures	
	😹 Bond - Minnesota - MHFA - Convent	ioi Conv Fixed	eDisclosures	
areusing	😹 Bond - Minnesota - MHFA - FHA Fix	ed FHA Fixed	eDisclosures	
a are asing,	😹 Bond - Minnesota - MHFA - USDA F	xe USDA Rural Develo	eDisclosures	
	😹 Bond - Minnesota - MHFA - VA Fixe	d VA Fixed	eDisclosures	
and press save.	Bond - Ohio - OHFA - Conventional	Fix Conv Fixed	eDisclosures	
	😹 Bond - Ohio - OHFA - FHA Fixed	FHA Fixed	eDisclosures	
	😹 Bond - Ohio - OHFA - USDA Fixed	USDA Rural Develo	eDisclosures	
	😹 Bond - Ohio - OHFA - VA Fixed	VA Fixed	eDisclosures	
	😹 Bond - Texas - TDHCA - Convention	al Conv Fixed	eDisclosures	
	😹 Bond - Texas - TDHCA - FHA Fixed	FHA Fixed	eDisclosures	
	😹 Bond - Texas - TDHCA - USDA Fixe	USDA Rural Develo	eDisclosures	
	😹 Bond - Texas - TDHCA - VA Fixed	VA Fixed	eDisclosures	

Locking the Loan Program/Bond

Once you register the bond program with the agency, you will need to utilize OB to select the exact program for pricing. (services, product and pricing)

If there is a discrepancy with the pricing within OB, you will need to contact secondary directly to resolve.





Bonds as Grants

When working with a bond that is not required to be a second mortgage, you will enter it under section 4D in the 1003 URLA.

Enter the following:

- 1. Borrower/Coborrower/Both
- 2. Asset type to be listed as Grant
- 3. Not deposited
- 4. Source of grant
- 5. Total bond amount.

					Total Additional Loa	ins Amount		
					Total Applied to Dov	wn Payment 🔒		
4c. Rental In	come on the Property	You v	ant to	Purcha	ase - For Purchase Only	Does not apply		
Complete if	the property is a 2-4 U	nit Pri	mary R	esider	ce or an Investment Property			
Expected	Monthly Rental Income							
Occupan	icy Rate				%			
or LENDER	to Calculate:							
Expected	Net Monthly Rental Incon	ne [3					
4d. Gifts or Grants You Have Been Given or Will Receiv					ve for this Loan	ow all Gifts or Grants		
Co-Borrowe Bor/Cob/Both	Asset Type: Cash Gift, Gift of Equity	, Grant	Depos	ted	Source Amt Applied to Down Paymer	o Amt Applie nt Closing Co	d to Cash or sts Market Value	
Borrow	Grant	~	No	~			15,000.00	
~		~		~	Borrower (FRE) Community Nonprofit (FNMA/FRE)			
					Employer (FNMA/FRE) Federal Agency (FNMA/FRE)	rl Grants	15 000 00	
					Institutional (FNMA Retired)	P. PARKET		
					Local Agency (FNMA/FRE)			
Comments					Non-Originating Lender (FRE)			

Bond Programs

The branch will be responsible for the registration of the bond program with the individual agencies.

The branch will need to make sure and add any fees associated with the bond into the 2015 Itemization screen.

		800. Items Payable in Co	tion with Loa	Continues	(UCPC)	Startel	1.01250			
	1	- 14				Borrower	Seller 👔	Paid By / P / E	3 / A / Paid To	þ
Forms Tools Services		801. Our Origination Charge								
M/I Borrower Summary - Origination		Loan Origination Fees		% or 🔒 S					JL Y	1
1003 URLA - Lender	1	Application Fees	0		0.00		0.00		V L V	1
1003 URLA Part 2		Processing Fees			0.00		0.00		V L V	1
1003 URLA Part 3	1	Underwriting Fees			0.00		0.00		LV	1
003 URLA Part 4	1	Broker Fees	% +	- S				~	× ×	
1003 URLA Continuation		Broker Compensation	% +	+ S		Use I O Comp Tool	18 <mark></mark>		~	ŝ.
2015 Itemization			To	MI Einancial	0.00		0.00			Í.
RegZ - LE	1	Administrative ree	10	M/ITHIIdiiCidi	0.00		0.00			8
Loan Estimate Page 1	1	Automated Underwriting Fe	e To	M/I Financial	0.00		0.00	×	V L V	1
∟oan Estimate Page 2	1	Commitment Fee	То	M/I Financial	0.00		0.00	Y	V L Y	
Loan Estimate Page 3	1	Doc Prep Fee	То	M/I Financial	0.00		0.00		V L V	
tequest for Transcript of Tax Home Coupseling Providers		0	To	M/I Financial				~	V L V	1
Settlement Service Provider List	1	6	To	M/I Financial			-	~	V L V	1
Affiliated Business Arrangements	0	6	To	M/I Financial				~	VLV	1
State-Specific Disclosure Information		č	To	M/I Financial				~	V L V	1
Additional Disclosures Information	0	s	To	M/I Financial				~	✓ L ¥	1
w/i Disclosure Summary			-						- 1. Inc.	1



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Bond Programs



The branch will also need to upload any outside disclosures into Encompass.

The disclosures are to be uploaded in the system in the eFolder under bond documents.

Add a description and attach the documents to the folder.









