



Bond Loans



M/I FINANCIAL, LLC
A Subsidiary of M/I Homes, Inc.



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
 Print both ULI / NULI and Loan #
 Include Lender Information Pages in Borrower Package

Agency Case No:
Lender Case No: 000100567
URLA Loan Identifier: 000100567/549300PXL1KA5TOL2082

Loan Program: FNMA 30 Year Fixed

Uniform Residential Loan Application - Lender Loan Information

L1. Property and Loan Information

Subject Property

Street Address: 123 Test Lane
Unit Type:
Unit #:

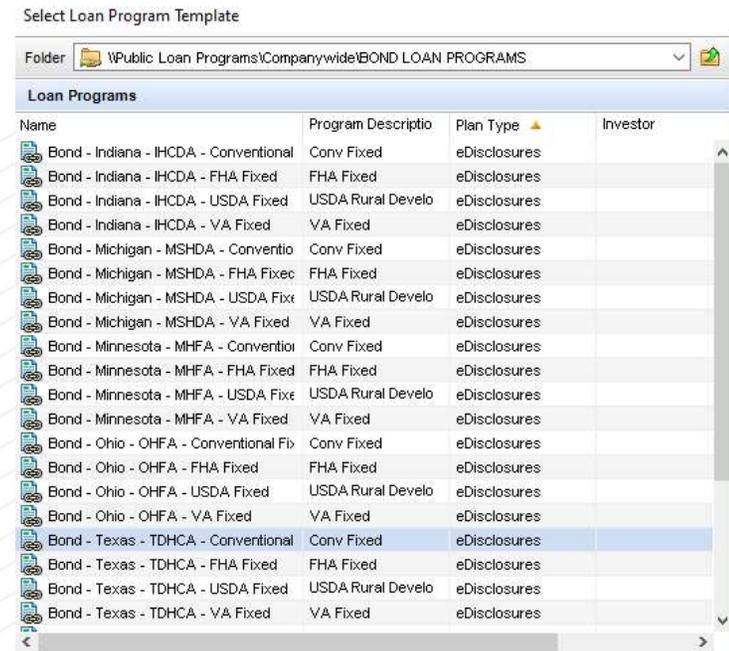
No Units:
Year Built:
Estimated Value:

Select Loan Program Template

Folder: WPublic Loan Programs\Companywide

Loan Programs			
Name	Program Descriptio	Plan Type	Investor
BOND LOAN PROGRAMS			
Chase Jumbo 30 Year Fixed	Conventional Fixed	eDisclosures	
FHA 15 Year Fixed	FHA Fixed Rate	eDisclosures	

Selecting a Bond Program

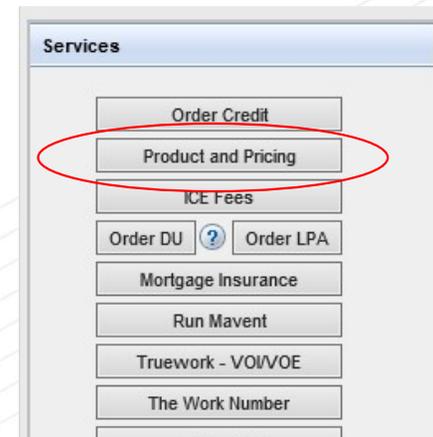


Open up Bond Loan Programs and select the specific Bond Loan Program you are using, and press save.

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.

1003 URLA Part 4

Total Additional Loans Amount

Total Applied to Down Payment

4c. Rental Income on the Property You want to Purchase - For Purchase Only Does not apply

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property

Expected Monthly Rental Income

Occupancy Rate %

For LENDER to Calculate:

Expected Net Monthly Rental Income

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan

Borrower Does not apply

Co-Borrower Does not apply

Bor/Cob/Both	Asset Type: Cash Gift, Gift of Equity, Grant	Deposited	Source	Amt Applied to Down Payment	Amt Applied to Closing Costs	Cash or Market Value
Borrower	Grant	No	Borrower (FRE)			15,000.00
			Community Nonprofit (FNMA/FRE)			
			Employer (FNMA/FRE)			
			Federal Agency (FNMA/FRE)			
			Institutional (FNMA Retired)			
			Lender (FNMA/FRE)			
			Local Agency (FNMA/FRE)			
			Non-Originating Lender (FRE)			
			Non Parent Relative (FNMA Retired)			
			Other (FNMA/FRE)			
			Parent (FNMA/FRE)			
			Property Seller (FNMA/FRE)			
			Relative (FNMA/FRE)			
			Religious Nonprofit (FNMA/FRE)			
			State Agency (FNMA/FRE)			
			Unmarried Partner (FNMA/FRE)			
			Unrelated Friend (FNMA/FRE)			
				Total Grants		15,000.00

Comments

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.

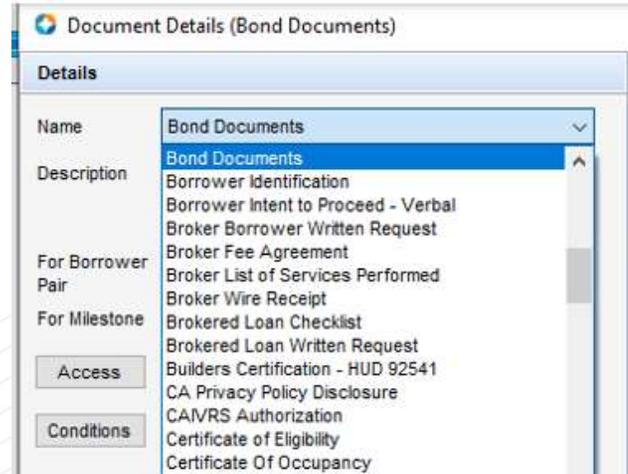
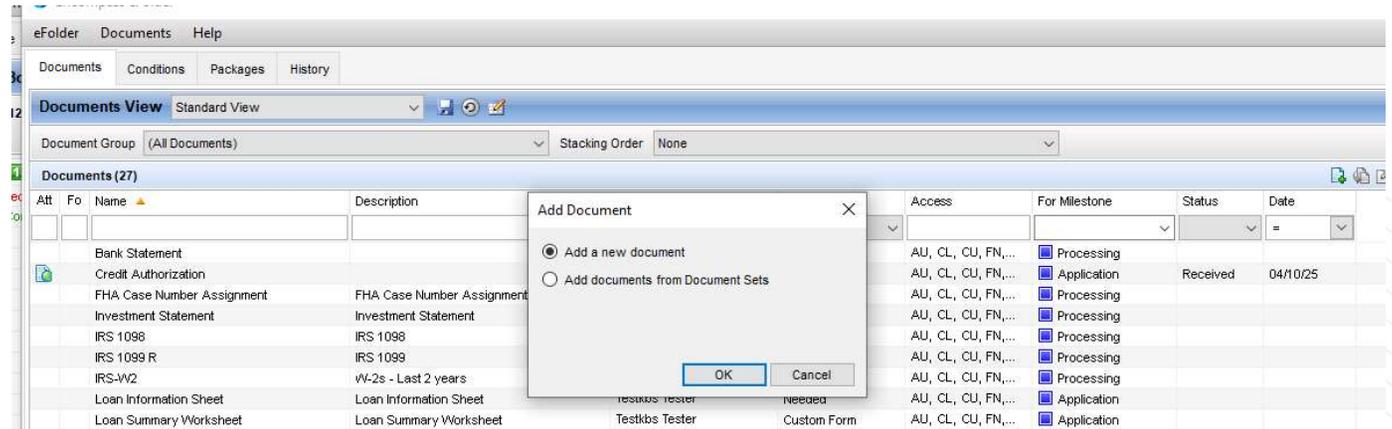
		Borrower	Seller	Paid By / P / B / A / Paid To	
801. Our Origination Charge					
Loan Origination Fees	<input type="text"/> % or <input type="text"/> \$			<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Application Fees	0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Processing Fees	0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Underwriting Fees	0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Broker Fees	<input type="text"/> % + \$ <input type="text"/>			<input type="checkbox"/>	<input type="checkbox"/>
Broker Compensation	<input type="text"/> % + \$ <input type="text"/>			<input type="checkbox"/>	<input type="checkbox"/>
Administrative Fee	To MI Financial 0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Automated Underwriting Fee	To MI Financial 0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Commitment Fee	To MI Financial 0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
Doc Prep Fee	To MI Financial 0.00	0.00		<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
	To MI Financial			<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
	To MI Financial			<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
	To MI Financial			<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
	To MI Financial			<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>
	To MI Financial			<input type="checkbox"/>	<input type="checkbox"/> L <input type="checkbox"/>

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.





M/I TITLE AGENCY



M/I TITLE, LLC



M/I FINANCIAL, LLC
A Subsidiary of M/I Homes, Inc.



TransOhio Residential Title



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