



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
URLA Loan Identifier

Loan Program

Uniform Residential Loan Application - Lender Loan Information

L1. Property and Loan Information

Subject Property

Street Address
Unit Type
Unit #

No Units
Year Built
Estimated Value

Select Loan Program Template

Folder

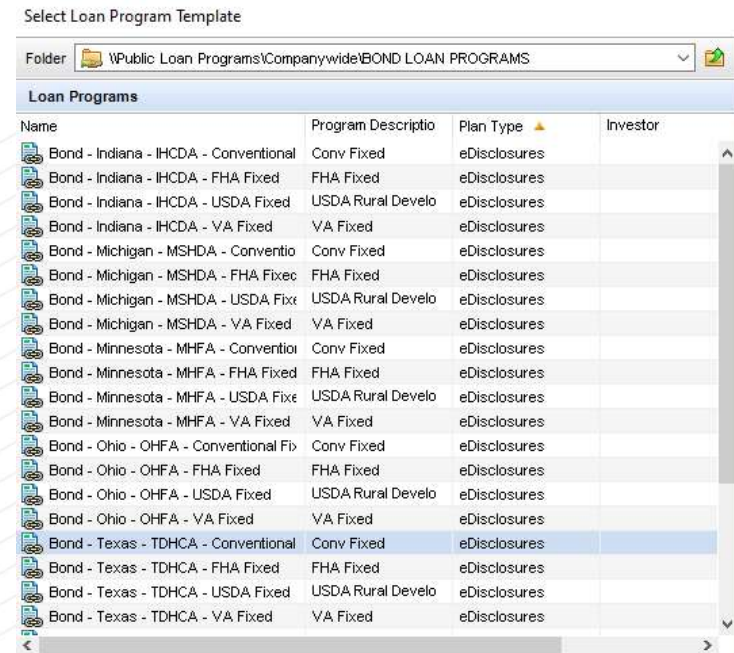
Loan Programs

Name	Program Description	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



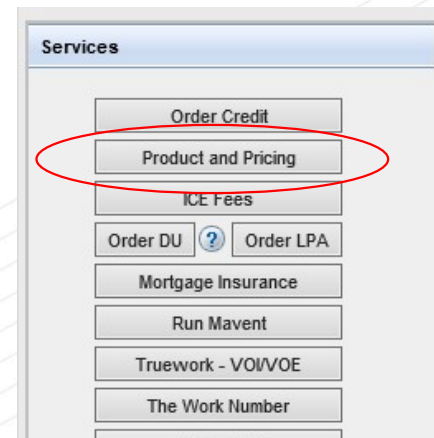
Open up Bond Loan Programs and select the specific Bond Loan Program you are using, and press save.



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.



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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)			
						15,000.00

Comments

Bond Programs

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

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

The Loan Officer will make sure the Bond has funds and locks are reserved.

800. Items Payable in Connection with Loan				Borrower	Seller	Other	Total
				Borrower	Seller	Paid By / P / B / A / Paid To	
801. Our Origination Charge							
Loan Origination Fees		% or \$					
Application Fees			0.00		0.00		
Processing Fees			0.00		0.00		
Underwriting Fees			0.00		0.00		
Broker Fees		% + \$					
Broker Compensation		% + \$					
Administrative Fee	To	MM Financial	0.00		0.00		
Automated Underwriting Fee	To	MM Financial	0.00		0.00		
Commitment Fee	To	MM Financial	0.00		0.00		
Doc Prep Fee	To	MM Financial	0.00		0.00		
	To	MM Financial					
	To	MM Financial					
	To	MM Financial					
	To	MM Financial					
	To	MM Financial					

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.

Any additional documents needed will be obtained by the Loan Specialist and uploaded to Encompass.

Add a description and attach the documents to the folder.

The screenshot shows the 'Documents View' window in Encompass. The 'Documents (27)' list includes:

Att	For	Name	Description
		Bank Statement	
		Credit Authorization	
		FHA Case Number Assignment	FHA Case Number Assignment
		Investment Statement	Investment Statement
		IRS 1098	IRS 1098
		IRS 1099 R	IRS 1099
		IRS-W2	W-2s - Last 2 years
		Loan Information Sheet	Loan Information Sheet
		Loan Summary Worksheet	Loan Summary Worksheet

An 'Add Document' dialog box is open, showing options to 'Add a new document' (selected) or 'Add documents from Document Sets'. The 'OK' button is highlighted.

The screenshot shows the 'Document Details (Bond Documents)' window. The 'Details' tab is active, showing a list of documents and their details:

Name	Description
Bond Documents	Bond Documents
Borrower Identification	
Borrower Intent to Proceed - Verbal	
Broker Borrower Written Request	
Broker Fee Agreement	
Broker List of Services Performed	
Broker Wire Receipt	
Brokered Loan Checklist	
Brokered Loan Written Request	
Builders Certification - HUD 92541	
CA Privacy Policy Disclosure	
CANRS Authorization	
Certificate of Eligibility	
Certificate Of Occupancy	

The screenshot shows the 'Bond Documents' folder in Encompass. The list of documents includes:

Name	Description
Bond Documents	TX Bond document



M/I TITLE AGENCY



M/I TITLE, LLC



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TransOhio Residential Title



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