

Loan Status Update (LSU) >>

Premises/Property Address or Assessor's #(s): _____

DOCUMENTATION

YES	NO		DATE COMPLETED	LENDER INITIALS
<input type="checkbox"/>	<input type="checkbox"/>	Lender received the Contract and all Addenda - Agent to forward 24hrs of contract acceptance.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender received Buyer's name, income, social security number, Premises address, estimate of value of the Premises, and mortgage loan amount sought - Day the contract is received.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender sent Loan Estimate - 4 days from contract receipt.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Buyer indicated to Lender an intent to proceed with the transaction after having received the Loan Estimate - When initial disclosures are signed. Ideally within 48hrs.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender received a signed Form 1003 and Lender disclosures - When initial disclosures are signed. Ideally within 48hrs.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Payment for the appraisal has been received - When initial disclosures are signed. Ideally within 48hrs.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender ordered the appraisal - After inspection or once green light from buyer or agent.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender identified down payment source - Upon receipt of assets, HUD, from sale or gift.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender received and reviewed the Title Commitment - 5 to 7 days from escrow opening.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Buyer locked the loan program and financing terms, including interest rate and points - At minimum 2 weeks prior to COE.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lock expiration date _____ - Should be through COE.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender received the Initial Documentation listed on lines 32-35 - 7 to 10 days from receipt of contract.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Appraisal received - 10 days from placing order.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Premises/Property appraised for at least the purchase price - Lender to notify status within 24hrs of receipt.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Closing Disclosure provided to Buyer - 4-5 days prior to COE. (Includes Saturday)	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Closing Disclosure received by Buyer - 3 days prior to date the buyers are signing.	_____	_____

UNDERWRITING AND APPROVAL

<input type="checkbox"/>	<input type="checkbox"/>	Lender submitted the loan package to the Underwriter - 7 to 10 days from line 45.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender obtained loan approval with Prior to Document ("PTD") Conditions - 48 to 72hrs from submission into underwriting.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Appraisal conditions have been met - Depends on conditions.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Buyer has loan approval without PTD Conditions - 3 days prior to COE.	_____	_____

CLOSING

<input type="checkbox"/>	<input type="checkbox"/>	Lender ordered the Closing Loan Documents and Instructions - 24hrs from line 62.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Lender received signed Closing Loan Documents from all parties - Typically day before or day of COE.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	All Lender Quality Control Reviews have been completed - Typically day before or day of COE.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	All Prior to Funding ("PTF") Conditions have been met and Buyer has obtained loan approval without conditions - Typically day before or day of COE.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Funds have been ordered - Morning of COE.	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	All funds have been received by Escrow Company - Day of Funding.	_____	_____
70. Close of escrow occurs when the deed has been recorded at the appropriate county recorder's office.				

^ LOAN OFFICER'S SIGNATURE

MO/DA/YR

