

Priority

15 Day Close Eligible (2nd Lien Only)

Borrower Information

Borrower 1 Name		FICO		Email	
Borrower 2 Name		FICO		Email	
Borrower 3 Name		FICO		Email	
Borrower 4 Name		FICO		Email	
Title Only Borrower				Email	

Subject Property Information

Property Address	
City, State, Zip	

Loan Information

Program		Loan Amount	
Occupancy		Initial Draw Amt	
Vesting Type		Appraised Value	
Loan Term		Purchase Price	
IO Option		LTV	
IO Amortization Opt.		CLTV	
Loan Purpose		1st TD Current Balance	
Impounds		Property Type	
ACH		Estimated Mo. Rent	
Doc Type		DSCR Ratio	
Interest Rate		Prepay Term	
DTI		Prepay Type	

Broker Information

Company Name		Loan Officer Name	
Company NMLS #		Loan Officer NMLS #	
Contact Phone		Loan Officer Email	
3rd Party Processor		If yes, Processor NMLS #	
Processor Name		Processor Email	
Compensation Type		Account Executive	

Required Documentation

1003 Loan Application, Signed and Dated by LO

3.4 File

3rd Party Processing Fee		Invoice Required
Credit Report Fee		Invoice Required
Appraisal Fee		Invoice Required

Broker Paid Compensation

Brokers Origination		Underwriting Fee	
Type In Fee Name		Fee Amount	Service Provider Name & Contact Information
Prepays-Escrow Type	Escrow Y/N	Annual Amount	Notes To Underwriting
Hazard Insurance			
County Taxes			
Flood Insurance			
Other			

## Important Disclaimers

### Disclosures

- For DSCR loans - a completed 1003 on PDF format is required (all sections completed).
  - Signed and dated by both Borrowers and LO.
- 1003 signed by LO with all sections completed on TRID Loans through our TPO Connect portal.
- Credit Report ordered within the last 90 days or our credit authorization form if we are pulling credit.
- Submission form dated 07/10/2024.
- 3rd party processing invoice (if applicable).
- Anti-Steering Disclosure.
  - Only applicable to lender paid comp (LPC) on 2nd mortgages.
- Pricer output for HELOC must be accompanied with the new Sub Form Dated 07/10/2024.
  - Draw amount required.
- Pricer must be accompanied with Sub Form Dated 07/10/2024 if Lender Credit is being requested to be on LE at time of set up.

## Important Disclaimers

### Underwriting

- Doc type documents (Bank Statements, Paystubs, W2s, P&Ls, etc.).
  - Paystubs dated within the past 60 days from the time of submission.
- Business Narrative (Self-Employed / Bank Statement / P&L Only loan)
  - We may proceed without a business narrative if we can define the type of business, such as Dean's Construction Company vs. Dean's LLC.
- 1st TD Mortgage Statement for all properties required on 2nds mortgages.
- Supporting docs for any other properties other than the subject property (not needed for DSCR)
- Purchase Contract (purchase only), pulled property profile if prelim is NOT available at submission.

# Borrower's Certification & Authorization

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## Certification

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The undersigned certify the following:

1. I/We have applied for a mortgage loan from . Vista Point Mortgage, LLC  
In applying for the loan.  
I/We completed a loan application containing various information on the purposes of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application with the employer and/or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

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## Authorization to Release Information

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To Whom It May Concern:

1. I/We have applied for a mortgage loan from . Vista Point Mortgage, LLC  
As part of the application process, may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We understand and agree that reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. or any investor that purchases the mortgage may address this authorization to any party names in the loan application.
4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to or the investor that purchased the mortgage is appreciated.

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Borrower Signature

Date

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Borrower Signature

Date

Social Security Number:

Social Security Number:

# Anti-Steering Loan Options Disclosure

Loan Number: \_\_\_\_\_

Borrower Name: \_\_\_\_\_

Dear Borrower,

You have applied for a mortgage loan through (mortgage originator name). To ensure you, the borrower(s), has sufficient information to determine the appropriate loan, we are providing you with the following loan options. These loan options provide you with detailed rate and loan cost information to assist you in choosing the correct loan for your particular financial situation. Carefully review the loan options presented below to ensure you have chosen the appropriate option.

**Your Loan Options.** For each type of transaction in which you expressed an interest, your mortgage broker has obtained loan options from a significant number of the creditors with which your mortgage broker regularly does business. Your mortgage broker has a good faith belief that you likely qualify for the following loans:

Type of Transaction ( <i>check one</i> ) <input type="checkbox"/> Fixed Rate <input type="checkbox"/> Adjustable Rate		Interest Rate	Total origination points or fees and discount points
Option 1	Loan with the lowest Interest Rate ⇒	_____ %	\$ _____
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation ⇒	_____ %	\$ _____
Option 3	Loan with the lowest total dollar amount for origination points or fees and discount points ⇒	_____ %	\$ _____
<b><i>You are applying for a loan with the following terms</i></b> ⇒		_____ %	\$ _____

If you expressed an interest in an adjustable rate loan and if the loan's initial rate is fixed for at least 5 years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least 5 years, the Interest Rate is the fully-indexed rate that would be in effect at consummation without regard to any initial discount or premium.

**This is not a lock-in agreement or a loan commitment.** The interest rate and fees described throughout this disclosure are available on the date the document was prepared and they may be subject to change if you have not locked in your interest rate. If your lender offers rate locks you may be required to lock the rate to obtain the rate and origination cost disclosed above. Additionally, even if your loan is locked, the Interest Rate and fees may be subject to change as the loan is underwritten.

If your lender does offer rate locks and you have not locked your loan, please be aware that interest rates move constantly. The way to set a certain Interest Rate and fees is for your mortgage broker to lock your loan. Once you lock your loan, you are agreeing to close your loan within a certain period of time and at a certain interest rate. If you instruct your mortgage broker to lock your loan, your mortgage broker can explain to you the Interest Rate and fees you will pay.

Be sure that you understand and are satisfied with the product and terms that have been offered to you.

Signed:

\_\_\_\_\_  
Broker Loan Officer Name

\_\_\_\_\_  
Broker Loan Officer Signature      Date

\_\_\_\_\_  
Broker Entity Name

\_\_\_\_\_  
Broker Entity Address & License Number

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature      Date

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature      Date

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature      Date

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature      Date

## Anti-Steering Loan Options Disclosure

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Loan Originators (including brokers) are prohibited from directing or “steering” a borrower to a loan where the Loan Originator will receive greater compensation from the Lender unless the loan is in the Borrower’s interest.

To fulfill the safe harbor provisions of the anti-steering requirements, Brokers Advantage Mortgage (“BAM”) requires brokers to provide an Anti-Steering Loan Options Disclosure (“Disclosure”) to the borrower that shows the loan options for each type of loan in which the borrower expresses an interest. This Anti-Steering Disclosure is required for all lender-paid transactions and must be (i) presented to the borrowers at the time the broker has sufficient information to complete the Disclosure and (ii) acknowledged by all borrowers.

**The Disclosure must contain the following loan options:**

1. The loan with the lowest interest rate (even if this loan option may have “risky” features);
2. The loan with the lowest interest rate without “risky” features (i.e. negative amortization, a prepayment penalty, interest only payments, a balloon payment in the first seven years of the life of the loan, a demand feature, shared equity, or shared appreciation); and
3. The loan with the lowest total dollar amount for origination points, fees, and discount points.

**In addition, the following are required:**

- Each disclosed loan option on the Disclosure must include the rate and applicable points, fees, and discount points.
- The loan options on the Disclosure must accurately reflect actual available options to the borrower at the time of disclosure. For example, the loan with lowest rate must have the lowest rate.
- The broker must in good faith present loan options for which the borrower likely qualifies and include loan options from a significant number of creditors with which the broker regularly does business.
- The terms of the loan submitted to BAM must be displayed on the Disclosure as *“You are applying for a loan with the following terms”* and must be available from BAM on the date of the Disclosure.
- A Pricer printout must accompany the Disclosure at the time of submission to BAM.
- The Disclosure must be signed by all borrowers. A borrower acknowledgement or attestation indicating they received the loan options is not acceptable.
- BAM may require supporting documentation to verify that the disclosed options are accurately depicted.

BAM is providing a sample disclosure for your convenience. We will accept the disclosure you obtain from your loan origination system provided it meets BAM’s requirements.

Please contact your Account Executive for questions and assistance.

## Sample Anti-Steering Loan Options Disclosure

Loan Number: \_\_\_\_\_

Borrower Name: \_\_\_\_\_

Dear Borrower,

You have applied for a mortgage loan through **[mortgage broker company name]**. To ensure you, the borrower(s), has sufficient information to determine the appropriate loan, we are providing you with the following loan options. These loan options provide you with detailed rate and loan cost information to assist you in choosing the correct loan for your particular financial situation. Carefully review the loan options presented below to ensure you have chosen the appropriate option.

**Your Loan Options.** For each type of transaction in which you expressed an interest, your mortgage broker has obtained loan options from a significant number of lenders in which your mortgage broker regularly does business. Your mortgage broker has a good faith belief that the following loans:

Type of Transaction (check one) <input type="checkbox"/> Fixed Rate <input type="checkbox"/> Adjustable Rate		Interest Rate	Total origination Points, fees, and discount points
Option 1	Loan with the lowest Interest Rate	_____ %	\$ _____
Option 2	Loan with the lowest Interest Rate without negative amortization, a prepayment penalty, interest-only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation	_____ %	\$ _____
Option 3	Loan with the lowest total dollar amount for origination points or fees and discount points	_____ %	\$ _____
<b>You are applying for a loan with the following terms</b>		_____ %	\$ _____

*Transaction type must match the type of loan submitted to BAM*

*Interest rate and total fees must be completed for each of the three loan options.*

If you expressed interest in an adjustable rate loan and if the loan's initial rate is fixed for at least 5 years, the "Interest Rate" disclosed in this document is the initial rate that would be in effect at consummation. If the loan's initial rate is not fixed for at least 5 years, the "Interest Rate" is the fully-indexed rate that would be in effect at consummation without regard to any initial discount or premium.

**This is not a lock-in agreement or loan commitment.** The interest rate and fees described throughout this disclosure are available on the date the document was prepared and they may be subject to change if you have not locked in your interest rate. If your lender offers rate locks you may be required to lock the rate to obtain the rate and origination cost disclosed above. Additionally, even if your loan is locked, the Interest Rate and fees may be subject to change as the loan is underwritten.

If your lender does offer rate locks and you have not locked your loan, please be aware that interest rates move constantly. The way to set a certain Interest Rate and fees is for your mortgage broker to lock your loan. Once you lock your loan, you are agreeing to close your loan within a certain period of time and at a certain interest rate. If you instruct your mortgage broker to lock your loan, your mortgage broker can explain to you the Interest Rate and fees you will pay.

Be sure that you understand and are satisfied with the product and terms that have been offered to you.

Signed:

\_\_\_\_\_  
Broker Loan Officer Name and NMLS Number

\_\_\_\_\_  
Broker Loan Officer Signature

\_\_\_\_\_  
Broker Entity Name and NMLS number

\_\_\_\_\_  
Broker Entity Address

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Borrower Name

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Date

*All borrowers are required to sign and date the disclosure.*