



EquityIQ - Wholesale Submission Requirements

THIS FORM MUST BE INCLUDED WITH WHOLESALE LOAN SUBMISSIONS

Company Name*		Office NMLS # (If Applicable)*	
Broker Contact*		Onity Mortgage Broker ID #*	
Loan Officer*		Loan Officer NMLS #*	
Loan Officer Email*			
Processor*		Processor NMLS # (KY ONLY)*	
Contact Telephone #*		Contact Fax #	
Contact E-mail(s)* (for file updates)			
Settlement Agent*		Settlement Agent Email*	
Borrower*		Property State*	

REQUIRED: Loan Information (Must check one and fill in rate)

Confirm Available Pricing, Margins, & State Availability on Daily Price Sheet

FIXED Rate (fill in): _____ (Margin and/or rate must be available)

NOTE: Include re-disclosures if the product and/or margin was changed after original 1009 package/GFE were executed.

Appraisal

An appraisal will be required during underwriting. You do have the option to submit the file without the appraisal and Onity Mortgage will subsequently condition for it during underwriting.

Do you wish to submit file for UW **without** the required appraisal? Yes No

IF NO (appraisal is being submitted at this time—COLOR PDF & XML file required), please complete the following section:

IMPORTANT: Appraisals must be ordered through FHA Approved Appraisers from Appraisal Roster in FHA Connections

- NOTES:**
- BEST OPTION: Onity Mortgage should be listed as the Lender for all appraisals.
 - APPRAISALS WILL NOT BE ACCEPTED IN A TPO BROKER'S NAME.
 - Full Eagle Brokers can be listed as the Lender on the appraisal.
 - Appraisals CAN be accepted in another LENDER's name.

Appraisal Ordered Date: _____ Appraisal Completed Date: _____

REQUIRED – Broker Compensation Choice (FIXED RATE ONLY; disregard section if ARM)

IMPORTANT NOTE:

Per Reg Z, and regarding brokered Fixed Rate programs only, you may earn compensation from **either** the Investor (correspondent fee) OR the borrower (origination fee) but not both. You are encouraged to speak to your Account Manager if you believe the choice should be "Consumer Paid" **prior to file** submission. Please indicate your selection below:

Lender Paid Compensation (Compensation **only** from Onity Mortgage)

Consumer Paid Compensation (Compensation **only** from borrower)

(You may also Contact Lender Support for any questions at **866-871-1353**)

IMPORTANT TIPS:

- Review all information on the checklist by line item to minimize delays and pricing issues.
- Always utilize the most current checklist directly from Onity's website
- Contact Lender Support at **866-871-1353** with any loan file submission questions to ensure efficient file receipt by Onity Mortgage.

NOTE: It is strongly suggested you review the following information as it may answer many of your questions and be a valuable tool for you in submitting a file that will flow without issue into UW. You may also use this as a checklist to assist in providing Onity Mortgage with documents necessary for a smooth underwrite.

Minimum Requirements (Items required for underwriting review; if not received file will not be underwritten and incomplete notice will be issued)

CONFIRM SELECTION: Are the Product, Margin/Rate, Monthly Servicing Fee, Lock Option completed in above header?

1009 Application (MUST COMPLETE) – Monthly income, marital status, HMDA, 1009 and 1009 Addendum must be signed and dated by borrower/LO

Counseling Certificate – Must be signed **and dated** by the counselor **and borrower(s)** prior to any fees being incurred on behalf of the borrower.

CRITICAL: Borrower signature date(s) are used to determine process compliance

Preliminary Title Report – At least one borrower must be on title at time of application;

NOTE: for case numbers on/after 09-19-17, Non-Borrowing Spouses and Non-Borrowing Mortgagors no longer have to be removed from title

Good Faith Estimate – Must be completed with all applicable fees; total Broker Compensation (GFE Block 1) paid at closing cannot exceed \$ disclosed on initial GFE or on any re-disclosures; review GFE prior to submission as inaccurate data could result in Costs to Cure for partner.

GFE Acknowledgement Form – Signed and dated by all parties within 3 days of the 1009 executed date (If package created in Onity Mortgage calculator software)

Truth-in-Lending – (Fixed Rate Product Only) Must be signed and dated by all borrowers, and be for the product selected

TALC (Total Annual Loan Cost Disclosure) – Must be signed and dated by all borrowers

Servicing Transfer Disclosure – Must be signed and dated by all borrowers

Important Terms – (ARM Product ONLY) Must be signed and dated by all borrowers, and be for the product selected

Reverse Mortgage Worksheet Guide – (California Loans ONLY) Must be dated the same day or prior to application and counseling

Important Notice to Reverse Mortgage Applicant – (California Loans ONLY) Must be dated the same day or prior to application and counseling

Wholesale – (Iowa Loans ONLY) Title and Settlement Agent Info Document

Is a Reverse Mortgage Right for You? MA Opt In Disclosure – (Massachusetts Loans ONLY) Must be signed and dated by all borrowers after counseling has occurred

Purchase Agreement and All Applicable Addendums - Completed and fully executed by all parties

Verification of Purchase Money Funds (See program guide for acceptable sources)

Additional Documents Suggested (Will improve overall turn-time. NOT required for first UW approval):

Income Documents – For all income to be considered for Financial Assessment (For each borrower as noted on 1009 Addendum; include for Non-Borrowing Spouse *if their income will be needed to qualify*)

Evidence of Date of Birth – Must be legible

Hazard/Flood insurance – Proposed coverage (From the appraisal: appraised value less site value) and effective dates showing current coverage (must be in place a minimum of 12 months prior to the date of the initial application or borrower may have to purchase full year policy)

Master Condo Policy Verification – (FHA Approved Condos ONLY)

HOA Dues/Other Assessments (Ground Rents if a leasehold) – If applicable

Certificate of Occupancy - Required for new construction completed

Re-Disclosure – (IF any at point of submission) Required for valid Changed Circumstance, Product Elimination, and/or Product Change, etc.

92900A Addendum to the Application – Must be signed and dated by borrower/LO (Borrower signs twice on page 2)

Borrower(s) SS Verification – Must be legible

Trust, if applicable – Must have complete copy/fully executed

Attorney Opinion Letter (Required for loans that are vested in a living trust.) – These loans must also meet one of the following conditions:

A) The borrower(s) has a Power of Attorney/Conservator/Guardian or... **B)** The borrower is not signing as trustee

Refinance Worksheet – (For HECM and Proprietary Refis ONLY) From current servicer

Most recent Reverse Mortgage Statement (For HECM and Proprietary Refis ONLY)

Condo Approval – Required on all Condos (proof of condo approval from FHA website for ALL condos)

Comparison Sheet – Must be signed and dated by all borrowers

Amortization Schedule – Must be signed and dated by all borrowers

Settlement Service Provider List – Must be completed

POA(s)/Conservator/Trustee(s) ID and SS verification – If applicable (only provide trustees ID and SS verification if trustee is different than the borrower) – Must be legible

GFE Worksheet of Estimated Closing Costs

Credit Report – Tri-merged report with all borrowers (married-single report/unmarried individuals must be run on separate reports)
All bankruptcies and federal tax liens must be addressed (Ch 7-discharged; Ch 13-trustees payoff letter or court order approving the RM to proceed without payoff; federal tax liens released/discharged)

NOTE: The credit report of record will be pulled by underwriting upon receipt of the file. The credit report pulled by the partner is an important tool in initial assessment of Financial Assessment qualification .

Letter of Explanation (LOE) For Any Derogatory Credit /Extenuating Circumstances Documentation (If Applicable)

Tax payment history – Covering the last 24 months prior to the initial application date

Appraisal Invoice

Originator Certification of Appraisal Delivery to Borrower(s) – Signed by partner and dated no earlier than receipt date of appraisal

Right to Receive Appraisal disclosure

OFAC verification – Must be completed for all borrowers and/or POA/conservator/guardian

List of Counseling HUD Approved Counseling Agencies provided to borrower

POA/Conservatorship/Guardianship Document – Must have complete copy fully executed, signed and notarized, if applicable

Doctor’s letter – (If applicable) Must include date of diagnosis of condition, date letter was written and must be signed by the attending physician

Death Certificate – (If applicable) Required if a deceased person is still on title and needs to be removed

Errors & Omissions Insurance Policy

Tax and Insurance Disclosure – Must be completed, signed and dated by borrower/LO

Annuity and Advisor Disclosure – Must be signed and dated by borrower/LO

Borrower’s Notification/Broker Certification – Must be signed and dated by borrower/LO

Patriot Act/Bankruptcy Statement – Must be signed and dated by all borrowers/LO

Onity Mortgage Privacy Policy (wholesale loans only)

Contact Release Form

State-Specific Lender Disclosures, as applicable – Must be completed, signed, and dated by all borrowers

State-Specific Broker Disclosures – Must be completed, signed and dated by all borrowers

Payoffs – **OPTIONAL** May need to be redone at point of Final Approval due to expiration, etc.

Purchase - For Your Protection Get a Home Inspection

NOTES/COMMENTS:

By acknowledging below, I certify a copy of the application package was provided to the borrower.
I have reviewed the information provided and certify that all documents checked off are included in the attached package
and believe the loan meets HUD and Investor guidelines.

I acknowledge the above:

Name (file submitted by)

Date

