

Conditional Loan Approval

LS Loan # 2005030671 FHA/VA Case # 46-46-6-0978913

Approval Date: 05/13/2020	Approval Expires: 06/13/2020	FICO: 716	Loan Program: VA Open Term Fixed Rate	AUS Recommendation: Approve	Last Finished Milestone: Cond. Approval
Loan Contacts					
Company: Go Direct Lenders, Inc. dba Veterans Direct LO: Gregory Vartan Haroutunian Phone: 818-457-9344 Email: greg@godirectlenders.com			AM: Rachel Solorzano Phone: 949-679-7400 Email: rsolorzano@ismortgage.com AE: Bonnie O'Hern UW: Tomeka Purcell		
Borr: Bingaman, Jeffery Co-Borr: Bingaman, Carol # Co-Mortgagors: 0 Purpose: NoCash-Out Refinance DocType: StreamlineRefinance Loan Type: VA Program Description: 401IRL			Occupancy: PrimaryResidence Property Address: 11320 74th Ave E Puyallup, WA, 98373 Property Type: Detached County: Pierce		
Loan Information					
Lock Date: // Lock Expiration: // Note Rate: 2.875 Max Rate: Margin: Caps: // Term: 360			Ln Amount: 492,000.00 Total Ln Amount: 492,000.00 Purchase Price: Appraised Value: 520,000 LTV/CLTV: 94.615 / 94.615 DTI: /		

Conditions

Prior to Approval Conditions:

Prior to Doc Conditions:

- Insurance-Hazard Declaration (Refinance) - Hazard Dec Page with Correct Mortgagee Clause, with minimum of 3 months continued coverage, including the Paid Receipt
- VA IRRRL FINAL FEES - A/M TO CONFRIM FINAL CLOSING COST AND FEES BEFORE CTC SUBMISSION
- VA IRRRL Max Mortgage - NTB, Final Loan Amount and FTC to be determined once Note (or information) current payoff and settlement fees are received and IRRRL worksheet completed.
- Credit - Misc - Copy of current mortgage note
- Credit - Misc - Proof JPMCB Home Equity loan has been closed for future advances.
- Title-Payoff Demand(s) - Provide current payoff demand, needs to be current at time of closing
- Title-Prelim/Title Commitment - Preliminary Title Report/Title Commitment with a 24 month Chain Of Title to include a Plat Map or Survey, Wire Instructions, Tax Certificate and E&O Insurance. Title Policy must also reflect correct proposed loan amount and Lender.
- Credit - Misc - Mortgage to remain current through loan closing

Prior to Funding Conditions:

- Title-AKA Affidavit - To be completed for all borrowers
- Application-Final Typed 1003 - Fully executed by all parties/must be dated
- Title-Cash Out Limitation - Cash Out To Borrower Cannot Exceed 2% of the Loan Amount Or \$2,000.00 Whichever Is Less
- Underwriting-Document Age Expiration - Credit Report: Income: Assets: Prelim: Appraisal: Demand: Credit Re-Fresh: VVOE: Purchase Contract:

Internal Only Conditions:

- Income-VVOE-PTD or Email direct from Employer - (INTERNAL) - w/in 10 days prior to close (note date) ; must verify phone number independently
- VA IRRRL- AVM Required (Internal) - Corelogic GEO AVM with standard deviation of 14 or less or LPS
- VA IRRRL FINAL FEES - A/M TO CONFRIM FINAL CLOSING COST AND FEES BEFORE CTC SUBMISSION
- VA IRRRL Max Mortgage - NTB, Final Loan Amount and FTC to be determined once Note (or information) current payoff and settlement fees are received and IRRRL worksheet completed.
- VA IRRRL Seasoning - UW to confirm 6 payments and 210 days since existing loan and first payment date
- LDP / GSA - (INTERNAL) - Evidence of Clear LDP And GSA For All Parties In Transaction
- Income-VVOE-PTF or Email direct from Employer - (INTERNAL) - Funder to re-verify employment within 48 hours of funding
- 1.