

# **Homeownership System Guide**

March 5, 2025

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# **Getting Started**

Launch the Minnesota Housing Loan Commitment System.

- If you need your username and password, you must contact your company's Web Administrator.
- If you do not know your company's Web Administrator, please contact the Partner Solutions Team at 651-296-8215 or <u>mnhousing.solution@state.mn.us</u>

Loans can be locked:

- Monday Thursday from 10 a.m. to 8 p.m.
- Friday from 10:00 a.m. until 5:00 p.m.

Loans cannot be locked:

- From 8:00 p.m. Monday Thursday until rates are posted by 10:00 a.m. the following business day
- From 5:00 p.m. Friday until rates are posted by 10:00 a.m. the following business day
- From 5:00 p.m. on the weekday prior to an Agency holiday until rates are posted by 10:00 a.m. the following business day.

Entering a Loan into the Commitment System

You can enter a loan into the commitment system in one of two ways (these are explained in further detail in the following pages of this guide):

- 1. Uploading/Importing the URLA iLAD MISMO 3.4 .xml file
- 2. Manually entering the loan data

# Uploading a URLA XML File

Uploading the URLA will populate most fields in the Commitment System. Please note: You must import a .xml file that is version 3.4 or higher. Follow these steps to import the loan data:

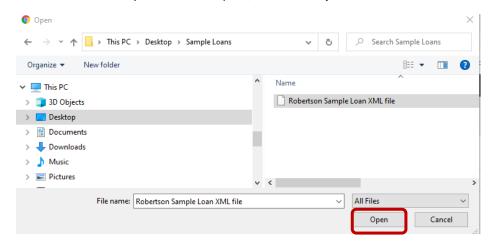
1. Click on the Paper icon, then select Import Loan - iLAD MISMO 3.4

	:	
Loan Options		
Create New Loan		Ctrl + Alt + N
Import Loan – iLAD MISMO 3.4		Ctrl + Alt + I
Import Loan - Advanced Export Loan		Ctrl + Alt + E

2. Click Browse for File...,

Limport Loan - iLAD MISMO	3.4	×
		* Required Fields
	Drag-and-drop file to import	
	Or browse for a file with the button below.	
		)
	Import File Name	
Browse for File	DI-FHA03_v3.4 XML_FHA 203b Purchase_08212020.xml	×
	1	

3. Locate the .xml file you want to import, then click **Open**.



4. Select **Channel** and then Click Import.

Langer Loan - iLAD MISM	O 3.4			×
	Or brov	vse for a fil	with the button below.	
	Import File Name			
Browse for File	DI-FHA03_v3.4 XML_FHA 203b P	urchase	_08212020.xml	×
Import Loan As *			Loan Number	
New Loan		•	System Generated	<b>~</b>
or				
Client * Test Bank Newest Release		. x	Channel * Homeownership	
Operations Center *		~	Homeownersnip	
Correspondent Ops Center				
Cancel				Lamport

5. After the .xml file has been successfully imported, click on the Minnesota Housing Loan number to view the loan details and to begin locking your loan. (At this stage the loan is registered but not yet locked)

<b>^</b>			Q	*	400	0016435	×		
≡	Curre	nt Loa	n: S	uzi Bu	ilder	Register	ed   Ne	ew	

6. Click on the Products and Pricing button

🔲 🖾 🔍 🖈 4000016435 💈	κ. ·	Minnesota Housing Loan Commitment System
Current Loan: Suzi Builder   Registered	i   New	
Minnesota Housing Workflow   Loan S	ummary - Homeownership	
Loan Information		
Program <sup>0</sup>	Product <sup>0</sup>	
Program <sup>®</sup> Select	Product ®	Products and Pricing
		Products and Pricing Interest Rate

Select the Loan Officer's name from the drop-down. Use the Next button to navigate through each screen and edit or complete the information as needed: Borrower Information, Demographic, and Property & Loan Information. Completing this information will register the loan but not lock it.

Products and Pricing						
Client Selection MN Hou						Collapse
Borrower Information - Homeowner	Client / Branch Selection					~
Borrower Demographic Information	Client / Branch * 0		Channel * 0		Op Center <sup>0</sup>	
Property & Loan Information - Hom	Test Bank Version 1.1.2.55		Homeownership	· ·	<b>.</b>	
Product Eligibility	Loan Officer * <sup>®</sup>		Lender Loan Number <sup>0</sup>			
Pricing	Aarestad, Erin	•	Lender Loan Number			
Rate Lock			J			
Product Selection						
			1			
Cancel					≪ Back Next ≫	Save and Exit
NOTE: If y	/ou are ready to lock your loan, jump to	Produ	cts and Pricing		_	

# **Manual Loan Entry**

Follow these steps if you prefer to manually enter all fields into Minnesota Housing's Loan Commitment System (not using the URLA upload). Click on the paper icon, then select "Create New Loan"

1.	Select	-	lcon

Loan Options	
Create New Loan	Ctrl + Alt + N
Import Loan – iLAD MISMO 3.4 Import Loan - Advanced	Ctrl + Alt + I
Export Loan	Ctrl + Alt + E

- 2. The Client/Branch Selection is the first screen that will appear. Complete each field:
  - Client/Branch
  - Channel Select Home Ownership
  - o Op Center Select Correspondent Ops Center
  - o Select the Loan Officer from the drop down list
    - If the Loan Officer is not listed in the drop down box, contact your Web Administrator
  - Lender Loan Number is an optional field.
  - o Then click Next

Check Rates   Client Selection Minnesota Housing			« в	ac Ne	ext »
Client / Branch Selection					
Client / Branch * 0		Channel * ®	Op Center * 0		
Test Bank MCP 1.1.1.102	•••	Select 👻	Correspondent Ops Center		¢
Loan Officer * 0		Lender Loan Number 🔍			
Select	•				

### **Borrower Information Screen**

1. Complete the fields on the screen. **TIP:** When entering data on the screen, use the right arrow or / on your keyboard to avoid using the mouse. You must use the scroll bar to scroll down through the Borrower Information screen.

These fields must be completed for each Borrower:

- Borrower First Name
- Safe at Home Borrower if applicable: select the box only if they are a Safe at Home Borrower Click on grey box for further information regarding Safe at Home Borrowers
- Borrower Middle Name -if applicable
- o Borrower Last Name
- Name Suffix if applicable
- Social Security Number
- Marital Status
- First-Time Homebuyer Status (yes or no)
- First Generation Homebuyer Status (if applicable, yes or no)
- Will Occupy Subject Property status (yes or no)

📅 🔲 🛱 🔍 🖹 New Loan 🗶		Mortgage Cadence Platform	۵
New Loan			
New Loan   Borrower Information - Homeownership New Loan			« Back Ned » 💌 🖓
Borrower Information		Borrower Information	•
First Name		First Name	
	Safe at Home Borrower		Safe at Home Borrower 0
Middle Name 0	What is a Safe at Home Borrower?	Middle Name ®	What is a Safe at Home Borrower?
	milat to a Sale at home portoner:		milar la 3 de ar nome ponomer:
Last Name ®		Last Name ®	
Name Suffix ®		Name Suffix ®	
SSN ®		SSN ®	
Marital Status <sup>(1)</sup>		Marital Status ®	
Select *		Select	
First Time Homebuyer	First-Generation Homebuyer	First Time Homebuyer	First-Generation Homebuyer
Ves  No	Yes No Vinknown	Yes No	Yes No Unknown

- Date of Birth
- Homebuyer Education Date (not required to lock loan, but is required for First-Time Homebuyers)
- Credit Scores (Trans Union, Experian & Equifax)
  - Select the No Credit Score box only if applicable

Date of Birth	Date of Birth <sup>©</sup>
mm/dd/yyyy	mm/dd/yyyy
Homebuyer Education Date	Homebuyer Education Date
mm/dd/yyyy	mm/dd/yyyy
TransUnion <sup>0</sup>	TransUnion <sup>®</sup>
000	000
Experian <sup>0</sup>	Experian <sup>0</sup>
000	000
Equifax <sup>0</sup>	Equifax <sup>©</sup>
000	000
Borrower Credit Score ®	Borrower Credit Score ®
000	000
No Credit Score ®	No Credit Score
Credit Score (All Borrowers) ®	
000	

- Check this box if there are more than two borrowers. Add or edit the application for additional borrower using the Borrower Management Panel.
- Is there a Cosigner for this loan? Cosigner Instructions
- If using this system to generate Mortgage documents, click here to enter additional interested parties.

Check this box if there are more than two borrowers. Add or edit the application for additional borrowers using the Borrower Management Panel.
Are there Cosigners for this loan? <sup>0</sup>
If using this system to generate Mortgage documents, click here to enter additional interested parties.

- Household Size
- Number of Minors
- Other Dependents
- Housing Ratio
- Qualifying Debt Ratio (DTI)
- AUS select from drop-down
- Monthly Qualifying Income (all income listed on URLA

Household Information			·
Household Size	Number of Minors	Other Dependents	
00	00	00	Disabled Household Resident
Housing Ratio	Qualifying Debt Ratio (DTI)	AUS <sup>®</sup>	
000.0000%	000.000%	Select	
Must include ALL Down Payment Assistance			
Monthly Qualifying Income (all income listed on URLA) <sup>0</sup>			
\$000,000.00			

2. Then click Next



**Note**: If the boxes for more than two borrowers or co-signers <u>are not selected</u>, the Next button will take you to the **Demographic Information** 

# **Demographic Information**

- 1. Complete all fields in this screen (Ethnicity, Race and Sex).
- 2. NOTE: Use the drop-down to toggle back and forth between borrower one and borrower two.
- 3. Then click Next

New Loan   Borrower Demographic Information			≪ Birk Next≫
Demographic Information of Borrowers			· · · · · · · · · · · · · · · · · · ·
Jon BonJovl			
Ethnicity: (Chec New Borrower	Mexican <sup>®</sup> Puerto Rican <sup>®</sup>	Other Hispanic or Latino - Print origin:	
Hispanic or Latino	Cuban	For example: Argentinean, Colombian, Dominican, Nicaraguan, Salv	
✓ Not Hispanic or Latino <sup>●</sup>			
Race: Check one or more			
American Indian or Alaska Native	Print name of enrolled or principal tribe <sup>®</sup>		
Asian •	Asian Indian <sup>®</sup> Chinese <sup>®</sup>	Other Asian - Print race:	
	Filipino I Japanese I Korean I Vietnamese I	For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.	
	Other Asian		
Black or African American			
Native Hawaiian or Other Pacific Islander	Native Hawaiian <sup>®</sup> Guamanian or Chamor	ro 🔍 Samoan 🔍	Other Pacific Islander - Print race:
	Other Pacific Islander		
Vhite			
Sex			
Female <sup>0</sup> V Male <sup>0</sup>			

**Note**: If there are not more than two borrowers or co-signers, the Next button will take you to the **Property & Loan Information** screen.

### **Property & Loan Information – Homeownership**

- 1. Fill in all applicable fields. Required fields under Property & Loan Information are:
  - o Property Street
  - Property City narrow the search by typing in the first few letters of the city name select from drop-down – NOTE: Some city names are abbreviated, such as St. for Saint. If your city is not listed, contact <u>Partner Solutions Team</u>
  - Zip Code (enter the five digit zip code only extra four digits will cause loan errors)
  - o County
  - o State
  - Property Identification Number (PID) (not required to lock, add if known)
  - Property Type select from the drop-down
  - Units **TIP**: enter unit number as only 1 or 2, do not enter 0 before the number (01 or 02)
  - Year Built
  - Construction type select from the dropdown
  - o Purchase Price
  - Purchase Price (Acquisition Cost) if no Additional Acquisition Costs, hit tab and Total Acquisition Cost will prefill
    - **NOTE**: If doing a Step Up Refinance, the purchase price field must be left blank.
  - Property Value
  - Estate Will be Held in select from the drop-down
  - o Complete Legal Description either now or at Document Preparation
  - Start Up Census Tract and Targeted/Non-Targeted fields: These fields will populate <u>AFTER</u> the loan is locked. Prior to lock status the fields will be "grayed-out" and unavailable for manual update

Subject Property Information			~
Property Street * 0			
123 Chili Street			
Property City ®	Zip Code * ®	County * ®	State • 0
St Paul 💿 👻	55102	RAMSEY 🕲 👻	MN 🕲 👻
Census Tract <sup>0</sup>	Target/Non Target	Property Identification Number (PID)	
	Select 👻	987-124-14547	
Property Type	Units <sup>0</sup>	Year Built <sup>©</sup>	Construction Type
Single Family Detached 🛛 🕲 👻	1	1990	Existing 🛇 👻
Purchase Price	Additional Acquisition Costs	Total Acquisition Costs ®	
240,000.00	\$000,000.00	240,000.00	
Property Value	Estate Will Be Held In <sup>®</sup>		
310,000.00	Fee Simple 💿 👻		
Legal Description			

- 2. Scroll down to complete the Required Fields under Loan Information
  - o Loan Amount in whole dollar amounts
  - o Term (Months)
  - Purpose Type select from drop-down
  - Minnesota Housing UPMI Option (conventional loans only and *typically the answer is No*)
  - PMI Company select from drop-down
  - FHA Case Number (if FHA)
    - If you do not yet have this, enter 0
    - If you do have this number, it is a maximum of 9 numbers. No dashes should be entered
  - o Grant Amount (leave blank- no grants currently available)
  - Program select from drop-down
  - Mortgage Type select from drop-down (Conventional, FHA, VA, USDA/Rural Housing Service)
  - Calculated Annual Minnesota Housing Program Eligibility Income
    - For further information regarding calculated annual Minnesota Housing Program Eligibility Income Click on the grey box

Loan Information					~
Loan Amount <sup>®</sup>	Term (Months)				
<b>•</b> 0.00	000				
Purpose Type	Minnesota Housing Upfront Paid Mortgage Insurance (UPMI) C	ption?			
Select 👻	Yes No				
PMI Company ®	FHA Case Number	Grant Amount <sup>®</sup>			
Select 👻		\$000,000.00			
Program <sup>®</sup>	Mortgage Type				
Select •	Select •				
Calculated Annual Minnesota Housing Program Eligibility Incom	e <sup>0</sup>				
\$000,000.00			Calculated Annual Minnesota H	ousing Program Eligibility Income	

- 3. Continue Scrolling down to complete the Standard Downpayment & Closing Cost Loan Deferred Payment Loan, Deferred Payment Loan Plus, or Monthly Payment Loan (DPL, DPL+, or MPL)
  - Does this transaction include a DPL, DPL+, or MPL Loan? select Yes or No
  - Loan Product select DPL, DPL+, or MPL from the drop-down
  - Loan Amount enter the amount of the DPL, DPL+, or MPL in whole dollar amounts
  - o Rate Type and Loan Term will auto fill

Standard Down Payment & Closing Cost Loan - Deferred Payment Loan, Deferred Payment Loan Plus, or Monthly Paymer	t Loan (DPL, DPL+, or MPL)
Does this transaction include a DPL, DPL+, or MPL loan?	
Loan Product - DPL, DPL+, or MPL <sup>®</sup>	Loan Amount - DPL, DPL+, or MPL <sup>®</sup>
Select 👻	\$000,000.00
Rate Type - DPL, DPL+, or MPL <sup>O</sup>	Loan Term - DPL, DPL+, or MPL
	000

4. Click the Next Button to get to the Create New Loan screen, then click "Create New Loan". The loan will load and take you to the "Loan Summary" screen.

*		٢	Q	È	Nev	v Loan	×		Mi	linn	nesc	ota	Ηοι	usir	ng Lo	oan	Com	nmiti	ment	Sys	tem	ı			8
Nev	/ Loan																								
	New	Loan	Creat	e a N	ew L	oan													<b>«</b> E	Back		Next	<b>»</b>	-	ඵ
-	Create N	lew Lo	an																						-
																				(	(	Creat	te Ne	w Loa	In

NOTE: If you are ready to lock your loan, jump to Products and Pricing

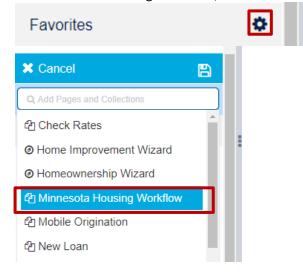
# Workflow Screen Set Up

Once your loan is loaded and saved, you will want to set up the "Workflow" screen. Once this is set up, it will remain your default landing screen every time you select a loan.

1. Open your favorites drawer located in the bottom left corner of your screen

New Loan   Borrower Information - Homeownership Ne	
No Credit Score	
Credit Score (All Borrowers)	
000	
Check this box if there are more than two borrowers.	Add or edit the application for
 Check this box if there are more than two borrowers. Are there Cosigners for this loan? If using this system to generate Mortgage documents Household Information	
Are there Cosigners for this loan?   If using this system to generate Mortgage documents	
Are there Cosigners for this loan?  Are there Cosigners for this loan?  If using this system to generate Mortgage documents Household Information	, click here to enter additional
Are there Cosigners for this loan?	, click here to enter additional
Are there Cosigners for this loan? If using this system to generate Mortgage documents Household Information Household Size O	, click here to enter additional Number of Minors
Are there Cosigners for this loan? If using this system to generate Mortgage documents Household Information Household Size O Qualifying Debt Ratio (DTI)	Number of Minon O Housing Ratio

2. Once open, click on "Favorites," then click in the search to find the Minnesota Housing Workflow. Click on Minnesota Housing Workflow, then click Save:



# How to add a Co-Signer

1. On the Loan Summary page check the box

Check this box if there are more than two borrowers. Add or edit the application for additional borrowers using the Borrower Management Panel.	
✓ Are there Cosigners for this loan? <sup>●</sup>	
If using this system to generate Mortgage documents, click here to enter additional interested parties.	
Household Information	-

- 2. Clicking this box will automatically open the field for the co-signers
  - Complete the following for the co-signers
    - First Name
    - Middle Name
    - Last Name
    - Street Address
    - City
    - Choose State from the drop down
    - Zip code
    - Credit Score

New Loan				
New Loan (6)	New Loan   Cosigners			< Back 🛛 Next 🔉 🔝
Client Selection Minnesota Housing	Cosigners			-
Borrower Information - Homeownership New Loan				
Borrower Demographic Information	Do not enter Borrowers or those who will sign th Cosigners must sign the Note only. They are res	e Mortgage document. consible for making loan payments but they are not on th	e property title.	
Cosigners				
Property & Loan Information - Homeownership	First Cosigner			
Create a New Loan	Cosigner First Name	Cosigner Middle Name	Cosigner Last Name	
	Cosigner Suffix ®			
	Cosigner Street Address <sup>0</sup>			
	Cosigner City	Cosigner State	Cosigner Zip Code	
		Select	•	
	Cosigner Credit Score			
	000			

#### MINNESOTA HOUSING - HOMEOWNERSHIP SYSTEM GUIDE

1. Products and Pricing (How to Lock a Loan)On the Loan Summary screen, Select **Products and Pricing**.

Minnesota Housing Workflow   Loan Summary - Homeownership			
Loan Information			
Program <sup>©</sup>	Product <sup>®</sup>		Purpose
Start Up ·		Products and Pricing	Purcha
Loan Amount <sup>©</sup>	Term (Months) 0	Kindo Bak Publik	_
₽ 290,000.00	360	🔐 0.0000%	
Pal 0	PMI Company ®	Minnesota Housing Upfront Paid Mortgage Insurance (UPMI) Option?	
▲ 0.00	Select	Wes No	
Lock Expiration Date ®	SRP Percentage Selected ®		
mm/dd/yyyy	000.0000%		
FHA Case Number ®	Grant Amount ®		
	\$000,000.00		
	Loan Cancellation Reason <sup>©</sup>		
Cancel Loan	Select		
Change Pricing	If you are making changes to your	loan, click here for additional guidance.	

- 2. The Products and Pricing will open; Double check the data fields as you go.
- 3. Use Next to navigate through each tab,

Products and Pricing					×
Client Selection MN Hou					Collapse All
Borrower Information - Homeowners	Client / Branch Selection				•
Borrower Demographic Information	Client / Branch		Channel <sup>®</sup>	Op Center ®	
Property & Loan Information - Home	Movement Mortgage, LLC. a Delaware limited liability company		Homeownership -	گ×	
Product Eligibility	Loan Officer ®		Lender Loan Number		
Pricing	Select	•	3763887		
Rate Lock					
Product Selection					
Cancel				≪ Bact Next≫	Save and Exit
					,

4. In Product Eligibility, Under Lock Periods, select 60

Products and Pricing				
Client Selection MN Housing				Collaps
Borrower Information - Homeowners	Product Parameters			
Borrower Demographic Information				*
roperty & Loan Information - Home	Borrower Preference	Target Price * 0	Product Name Contains ®	
Product Eligibility	Target Price	• 100		
cing				
te Lock	Mortgage Types * 0	Terms * 0	Rate Types * 0	Lock Periods * 0
duct Selection	Conventional	5 Year 10 Year	Fixed	<ul> <li>✓ 15</li> <li>30</li> </ul>
	Portfolio	15 Year		00
	USDA/Rural Housing Service	20 Year		60
	VA	25 Year		
		✓ 30 Year		120
				180
				Get Eligible Products
	Products			0 -
		To view available products, co	mplete the required fields and click Get Eligible Proc	ducts.

#### Click on the Get Eligible Products button.

Products and Pricing				x
Client Selection MN Housing				Collapse All
Borrower Information - Homeowners	Product Parameters			
Borrower Demographic Information	Flouder Farameters			
Property & Loan Information - Home	Borrower Preference ®	Target Price * 0	Product Name Contains <sup>®</sup>	
Product Eligibility	Target Price	• 100		
Pricing				
Rate Lock	Mortgage Types * 0	Terms * 0	Rate Types * 0	Lock Periods * 0
Product Selection	Conventional	5 Year 10 Year	V Fixed	<ul> <li>✓ 15</li> <li>30</li> </ul>
	Portfolio	15 Year		45
	USDA/Rural Housing Service	20 Year		60
	VA	25 Year		90
		✓ 30 Year		120
				180
				Get Eligible Products
	Products			0 -
		To view available products, co	mplete the required fields and click Get Eligible Prod	lucts.

Products and Pricing		
Client Selection MN Housing		c
Borrower Information - Homeowners	Loan Details	
Borrower Demographic Information	Product Parameters	
Property & Loan Information - Home	Products	
Product Eligibility	Products	
Pricing	T Filter Products Results	<u>, t</u>
Rate Lock	Product Eligibility 1	Q. Search grid data
Product Selection		
	Product Name         I         Rate         APR         Price         Points         P6d         Taxes & Ins         MI         PITI           *         Product Eligibility: Valid	Loan Costs (D) Closing Costs (J) Actions
	Fannie HFA Preferred 2.500% 2.50% -\$3,375.00 -1.500 \$889.02 \$889.02	\$234.00 \$ 📀 …
		2
Cancel		≪ Back Next ≫ Save an

6. Under Actions, click the loon on the right side of the screen next to the desired product. NOTE: You choose your pricing/rate on the next screen. This screen is to select your loan product.

Products and Pricing		
Client Selection MN Housing		Collaps
Borrower Information - Homeowners	Loan Details	
Borrower Demographic Information	Product Parameters	
Property & Loan Information - Home		
Product Eligibility	Products	3 -
icing	T Filter Products Results	2
e Lock		
duct Selection	Product Eligibility 1	
	Product Name         12         Rate         APR         Price         Points         P&I         Taxes & Ins         MI         PTI         Loan Costs (D)         Closing Costs (f)         Actions <ul> <li>Product Eligibility: Valid</li> <li>Image: Section 2014</li> <li>Image: Section 2014</li></ul>	
	Fanrie HFA Preferred 2.500% 2.500% -\$3,375.00 -1.500 \$889.02 \$889.02 \$889.02 \$234.00 \$	
	Product Eligibility: Invalid	

7. The Select button will turn bright blue and the eligible product will load, then select Next.

Product Name 12	Rate	APR	Price	Points	P&I	Taxes & Ins	мі	PITI	Loan Costs (D)	Closing Costs (J)	Cash to Close	Cash Available	Eligibility Reasons	Actions
Product Eligibility:	Valid												1	
FHA	0.500%	0.500%	-\$2,475.00	-1.500				\$458.33		\$34.00	\$34.35	\$50,000.00		\$ 📀

8. If the validation fails, errors will be listed under the **Invalid Products**.

	Product Name \$2	Rate	APR	Price	Points	P&I	Taxes & Ins	мі	PITI	Loan Costs (D)	Actions	
-	Product Eligibility: Invalid									3		
	Fannie HFA Preferred		5.797%	\$273,540.00	100.000	\$1,574.65	\$235.11	\$52.43	\$2,072.19		\$ 🔿	
	Fannie HFA Preferred Risk Sharing		5.797%	\$273,540.00	100.000	\$1,574.65	\$235.11	\$52.43	\$2,072.19		\$ 🔿	
	Freddie HFA Advantage		5.797%	\$273,540.00	100.000	\$1,574.65	\$235.11	\$52.43	\$2,072.19		\$ 🔿	

....

To see the reasons for an invalid product, click on the **on** the far right of the product. This will

then list the reasons the product is invalid. Navigate back to the appropriate screens and correct the error(s). Return to Product Validation and click the Run Eligibility button again. Repeat, if necessary, until all errors are cleared.

# **Pricing Screen**

- 1. Click the Price button to see rates and SRP options, then click the desired SRP
- 2. A green box will appear around the SRP once selected.
- 3. Click Next to navigate to the next screen.

**Note**: If you're not ready to lock your loan you can click **Save** to register your loan.

Products and Pricing						×
Client Selection MN Housing	2,300 /0					Collapse All
Borrower Information - Homeowners	Dollar Amount:					
Borrower Demographic Information	\$2,375.00					
Property & Loan Information - Home	Pricing and Adjustments					
Product Eligibility						
Pricing	Grid View	Pricing Date		APOR Int Rate Set Date		
Rate Lock	Points	08/04/2022 10:30 AM	٦	08/02/2022 01:20 PM		
Product Selection						
		Interest Rate			Lock Period	
					60 Days	
		2.500%				101.500
		2.750%				102.500
	Adjustments Grid					
Cancel					« Back	Next » Save and Exit

# **Rate Lock**

1. To lock the interest rate, click the **Lock Action** button.

Proposed Lock Details				~
Lock Status ®	Lock Period (Days) ®		Reason	
Float	60	Lock Action		
Lock Effective Date	Lock Expiration Date	Total Days Extended	Days	

2. In the New Lock Action, us the drop down to select **Lock** then click **Ok**.

Lock Action		×
Current Lock Status	New Lock Action	
Float	Select a Lock Action	*
Reason	Lock	
Select a Reason Code		
Comments		
Close		ок

3. The Lock Status has now changed to Locked. Click on Save and Exit to return to the Loan Summary Screen. NOTE: If you do not click Save and Exit after changing to Lock, your loan will not actually be locked.

Property & Loan Information - Home	Current Lock Details	~	Proposed Lock Details				
Product Eligibility	Lock Status	Lock Period (Days)	Lock Status <sup>®</sup>	Lock Period (Days)			
Pricing	Locked	60	Float	60			
Rate Lock		_		_			
Product Selection	0	Reason	0	Reason			
	Lock Action		Lock Action				
	Lock Effective Date	Lock Expiration Date	Lock Effective Date	Lock Expiration Date			
	08/02/2022 01:20 PM	10/03/2022 01:20 PM	08/04/2022 10:30 AM	10/03/2022 10:30 AM			
	Total Days Extended	Days	Total Days Extended	Days			
	0	Select	0	Select			
	Pricing Date	Pricing Sheet Name	Pricing Date	Pricing Sheet Name			
	08/02/2022 01:20 PM	Startup Conv with Deferred AMI <= 80	08/04/2022 10:30 AM	Startup Conv with Deferred AMI <= 80			
	APR <sup>®</sup>						
	2.7494%	View Price Sheet					

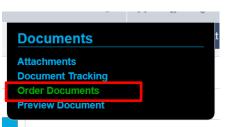
4. At the top of the screen under the borrower's name, note the Minnesota Housing loan number, loan status (Registered), and lock status (Locked).



# **Print/Generate Documents**

Once a loan is locked or ready to close you are able to generate documents needed for the loan. For a comprehensive list of the documents needed for each loan type refer to the File Delivery Checklist page 5 of the Forms Guide and Glossary.

- 2. Then select Order Documents



3. Select Order Package



4. Select Internal



5. Select the documents you need – scroll down to see all the documents you may need Once you have selected all documents you want to generate, select Order

Order Package		×
		Collapse All
Additional Options		~
Comments	Document Type Document Provider Internal	
Internal Documents		•
Select one or more internal documents from the list below.		Q Search grid data
Document Name		
Borrower Affidavit (Start Up)		<b>1</b>
Commitment Notification (Start Up)		<b>1</b>
Notice to Buyers Conventional/RD		•••
Required Forms Summary		<b>0</b> ···
Start Up: Conventional with first mortgage only	ly	<b>1</b>
Subsidy Recapture Statement and Tennessen V	Warning	
US Bank Appraisal Delivery Certification		
0 tocu nents selected		
Unavailable Internal Documents		
Cancel		Page: 1 of 1 《 Back Next 》 Order

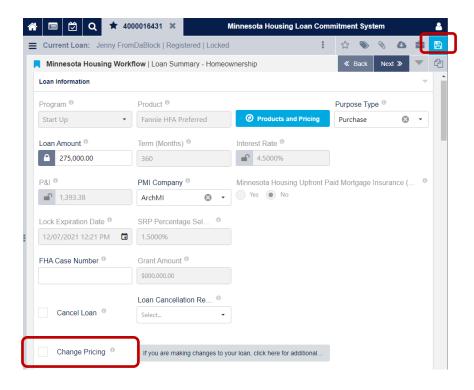
6. You will see the package name appear on the screen. You may need to click the Refresh button a few times until the Status shows Complete. Once status is complete, click on the package name to access the documents.

Packages	8											1
ວ							е	Delivery C	reate UCD	Print & Ship	• + Orde	er Packag
ID	Package Name	Date Submitted	Date Generated	User	eDelivery	Distributed	Contains CD	Print & Ship	Status	UCD Status	Comment	History
109966	Commitment Notification (Start Up) 07- 12-2022 2-25PM	07/12/2022 02:25:43 pm	07/12/2022 02:26:06 pm	LP					Complete			View

# Updating or Changing Pricing on a Locked Loan

#### TO UPDATE THE UNDERLYING FIRST MORTGAGE LOAN PRODUCT GO TO PAGE 31

- 1. This section describes how to change loan pricing when a loan is in a locked status. Some examples of changes that would require a loan to be re-priced:
  - o Program
  - o Product
  - o Term
  - Minnesota Housing Upfront Paid Mortgage Insurance (UPMI) Option (Yes/No)
  - Interest Rate/SRP Percentage Selected
  - Down Payment & Closing Cost Loan Indicator (Yes/No)
  - o Down Payment & Closing Cost Loan Product
- 2. Monthly Loan Qualifying (URLA) Income for conventional loans
- 2. Some examples of items that may not require a loan to be re-priced:
  - o DTI
  - o Loan Amounts
  - Property Value
- 3. Open the loan. (It will always open to the Loan Summary screen.)
- 4. Check the **Change Pricing** box.
- 5. Click Save Loan (Lock Status will switch from Locked to New).



6. Click on the **Products and Pricing** in the Loan Summary page to open Wizard.

Products and Pricing

7. Then select **Property & Loan Information** on the left side of wizard Menu.

(	O Homeownership Wizard							
	Client Selection Minnesota Housing							
	Borrower Information - Homeownership							
	Borrower Demographic Information							
ſ	Property & Loan Information - Hom	ר						
	Product Eligibility							
	Product Eligibility							
	Product Eligibility Pricing							

- 8. Most updates will be done in the **Loan Information section,** (i.e., Down Payment & Closing Cost Loan Information, PMI Company, FHA Case Number, and Mortgage Type).
  - NOTE the monthly loan qualifying income needs to be updated on the Borrower Information page

Loan Information				
Loan Amount 🖲		Term (Months) 🖲		
<b>1</b> 65,000.00		360		
Purpose Type		Minnesota Housing Upfront	Paid Mortgage Insurance	(UPMI) Option?
Purchase	8 -	Ves No		
PMI Company		FHA Case Number ®		Grant Amount ®
Select	•			\$000,000.00
Program <sup>©</sup>		Mortgage Type 💿		
Step Up	⊗ -	Conventional	8 -	
Calculated Annual Minnesota Housing	g Program Eligibilit	y Income 🖲		
78,000.00				Calculated Annual Minnesota Housing Program Eligibility Income

9. Once you've made your changes, go to the Product Eligibility Screen, select **60** in the "Lock Periods" section, and then click **Get Eligible Products** 

**Note**: If relocking the loan is unsuccessful, the status will show Float instead of New. Please continue the re-locking process until the status is **Locked**.

Product Parameters			
Borrower Preference	Target Price *  Target Price *	Product Name Contains	
Target Price	100		
Mortgage Types * 0	Terms * 0	Rate Types * 0	Lock Periods * 0
Conventional	5 Year	Fixed	✓ 15
FHA	10 Year		30
Portfolio	15 Year		45
USDA/Rural Housing Service	20 Year		60
VA	25 Year		90
			120
			180
			Get Eligible Produc

10. Review the eligibility results and correct any errors listed under the Invalid Products (click on the ... **next to the Actions** to see errors).

	Product Name 12	Rate	APR	Price	Points	P&I	Taxes & Ins	MI	PITI	Loan Costs (D)	Closing Costs (J)	Cash to Close	Cash Available	Actions
•	Product Eligibility: Invalid												3	
	Fannie HFA Preferred		0.750%	\$165,000.00	100.000	\$511.97			\$511.97		\$93.00	\$92.88	\$50,000.00	\$ 0
	Eligibility Reasons: Guideline grid evaluation falled: 0030-00: The LTV cannot exceed 97% if the mortgage type is conventional. Guideline grid evaluation failed: 0184-00: The FICO, DTI or selected UW system does not meet the requirement or check the No Credit Score box if applicable.													
I									check the No	o Credit Score box if a	pplicable.			
									check the No \$511.97	o Credit Score box if a	pplicable. \$93.00	\$92.88	\$50,000.00	\$ 📀

11. If you have no errors or have corrected your errors, Select the Valid Product by clicking the icon under Actions. Then select Next to Navigate to the Pricing screen.

lucts														- (
T Filter Products Results														
	_													
Product Name	2 Rate	APR	Price	Points	P&1	Taxes & Ins	MI	PITI	Loan Costs (D)	Closing Costs (J)	Cash to Close	Cash Available	Eligibility Reasons	Actions
<ul> <li>Product Eligibility: V</li> </ul>	alid												1	
Freddie HFA Advantag	je 8.125%	8.125%	-\$6,825.00	-3.500	\$1,447.87			\$1,447.87		\$660.00	\$15,660.15	\$50,000.00		5 😋

12. Verify the Pricing Date and time matches the original lock date (APOR Int Rate Set Date).

Grid View         Pricing Date         APOR Int Rate Set D           Points         Price         08/04/2022 10:40 AM         08/02/2022 01:20 PM	Pricing and Adjustments			•
Points         Price         08/04/2022 10:40 AM         Image: Comparison of the state of the sta	Grid View	Pricing Date	APOR Int Rate Set D	
	Points Price	08/04/2022 10:40 AM	08/02/2022 01:20 PM	

13. If dates and times are different, click the calendar icon in the **Pricing Date** box to select the correct date and time, then click OK

rid View			Pricing Dat	е				_	A	OR Int Rate Set Date ®	
Points	Price		08/02/202	22 01:2	0 PM					02/2022 01:20 PM	
			<		AUG	UST	2022		>	12	
		Interest	SUN	MON	TUE	WED	THU	FRI	SAT		od s
		1.00	31	1	2	3	4	5	6	9 3	101.5
		1.25	7	8 15	9 16	10 17	11 18	12 19	13 20		102.5
			21	22	23	24	25	26	27	6	
			28	29	30	31	1	2	3	01 🔹 : 20 🔹 PM 👻	
			4	5	6	7	8	9	10		
			Tod	ау						OK Cancel	

14. Select the SRP that corresponds with the interest rate.

irid View		Pricing Date		APOR Int Rate Set Date ®			
Points	Price	08/02/2022 01:20 PM		08/02/2022 01:20 PM			
	Ir	iterest Rate	Lock Period 60 Days				
		1.000%				101.50	
		1.250%				102.50	

15. Click the Lock Action button, then in New Lock Action dropdown select Lock.

.ock Status ®	60	Period (Days) <sup>®</sup>	Lock Action		
.ock Effective Date <sup>0</sup>	Lock E	Expiration Date	Total Days Extended	Days	
08/04/2022 10:50 AM		10/03/2022 10:50 AM	0	Select	•
Pricing Date <sup>®</sup>	Pricing	g Sheet Name <sup>©</sup>	APR <sup>®</sup>		
08/04/2022 10:50 AM	Startu	up Conv with Deferred AMI <= 80	2.4994%	📎 View Price	Sheet
ock Action		New Lock Action			د
Float		Select a Lock Action			•
eason		Lock			
Select a Reason Code					*

- 16. Click **OK** then **Save and Exit** to complete the Pricing change.
- 17. Lock Status is changed to **Locked**. If still showing **New** or **Float**, close the loan and open again and the status will update to Locked.



# Updating Underlying First Mortgage Loan Product on a Locked Loan

- 1. Open the loan. (It will always open to the Loan Summary screen.)
- 2. Check the **Change Pricing** box.
- 3. Click Save Loan (Lock Status will switch from Locked to New).

🖶 🖾 🔍 ★ 4	000016431 🗙	Minnesota Housing Loan Com	nmitment Sys	tem		8
Current Loan: Jenny Fro	mDaBlock   Registered   Locked	i <b>i</b>	☆ 📎	S 🕹	÷	B
Minnesota Housing Wor	kflow   Loan Summary - Homeo	ownership	Back     Back     Compared     Second Secon	Next »	-	ළු
Loan Information					-	-
Program <sup>®</sup>	Product <sup>®</sup>		Purpose Ty	pe <sup>0</sup>		
Start Up 🗸	Fannie HFA Preferred	Products and Pricing	Purchase	8	•	
Loan Amount	Term (Months) <sup>0</sup>	Interest Rate				
€ 275,000.00	360	<b>4.5000%</b>				
P&I <sup>0</sup>	PMI Company	Minnesota Housing Upfront P	aid Mortgage	Insurance (.	. 0	
<b>1</b> ,393.38	ArchMI 🛛 🛛 🕶	Yes 💿 No				
Lock Expiration Date	SRP Percentage Sel					
12/07/2021 12:21 PM	1.5000%					
FHA Case Number	Grant Amount					
	\$000,000.00					
	Loan Cancellation Re <sup>6</sup>					
Cancel Loan <sup>©</sup>	Select					

4. Click on the **Products and Pricing** in the Loan Summary page to open Wizard.



5. Select **Borrower Information - Homeownership** on the left side of wizard Menu.

#### Products and Pricing

Client Selection MN Housing						
Borrower Information - H						
Borrower Demographic Information						
Property & Loan Information - Home						
Product Eligibility						
Pricing						
Rate Lock						
Product Selection						

Household Information

#### 6. Update the **AUS** if needed.

Household Size <sup>(1)</sup>	Number of Minors	Other Dependents			
4	2	00			
Housing Ratio	Qualifying Debt Ratio (DTI)	AUS <sup>©</sup>			
37.9600%	7.9600% 46.817%				
Must include ALL Down Payment Assistance					
Monthly Qualifying Income (all income lis	ted on URLA) 🖲				
6,818.93					

7. Once you've made your changes, select **Product Selection** on the left side of Wizard window.

Products and Pricing				
Client Selection MN Housing				
Borrower Information - H				
Borrower Demographic Information				
Property & Loan Information - Home				
Product Eligibility				
Pricing				
Rate Lock				
Product Selection				

8. Ensure all correct boxes are checked for the new product you want to re lock the loan as, including **60** in the "Lock Periods" section, and then click **Populate Products.** 

Lo	an Details				-
Мо	rtgage Types * 🔍	Terms * 🖲	Rate Types * ®	Lock Periods * 0	
	Conventional	5 Year	✓ Fixed	15	
	FHA	10 Year		30	
	VA	15 Year		45	
	USDA/Rural Housing Service	20 Year		60	
	Portfolio	25 Year		90	
<u> </u>	,	✓ 30 Year		120	
				180	
					_
				Populate Produc	ts

9. Available products will be listed, select the **Choose Product** button for the product you want to re lock the loan as.

Product Name	Pr	roduct Selection
Fannie HFA Preferred	C	hoose Product
Fannie HFA Preferred Risk Sharing	CI	hoose Product
Freddie HFA Advantage	C	hoose Product
«	Back Next≫	Save and Exit

10. Click Save and Exit to complete the Product change.

11. The **Loan Summary-Homeownership** page, should now reflect the Product you want to re lock the loan as.

Minnesota Housing Workflow   Loan Summary - Homeownership					
Loan Information					
Program <sup>1</sup> Product <sup>1</sup>					
Start Up 🔹	Fannie HFA Preferred				

12. Click on the **Products and Pricing** in the Loan Summary page to open Wizard.



13. Go to **Product Eligibility** screen and select **60** in the "Lock Periods" section, and then click **Get Eligible Products.** 

Product Eligibility	larget Price			
Pricing				
Rate Lock	Mortgage Types * 0	Terms * 0	Rate Types * ®	Lock Periods * 0
	<ul> <li>Conventional</li> </ul>	5 Year	✓ Fixed	✓ 15
Product Selection	FHA	10 Year		30
	VA	15 Year		45
	USDA/Rural Housing Service	20 Year		60
	Portfolio	25 Year		90
		✓ 30 Year		120
				180
				Get Eligible Products

14. Review the eligibility results and select the **Valid Product** by clicking the **Pricing** icon under **Actions**. Then select **Next** to Navigate to the **Pricing** screen.

ucts														E
J	Compare Products 1 Filter Products Results								T					
Proc	luct E	ligibility ↓										Q Search grid data		
		Product Name	<b>†</b> 2	Rate	APR	Price	Points	P&I	Taxes & Ins	МІ	PITI	Loan Costs (D)	Actions	
-		Product Name luct Eligibility: V		Rate	APR	Price	Points	P&I	Taxes & Ins	МІ	PITI	Loan Costs (D)	Actions	
-			alid	Rate 7.250%	APR 7.254%			P&I \$1,475.62	Taxes & Ins	мі	PITI \$1,475.62	Loan Costs (D)	Actions	   

15. Verify the Pricing Date and time matches the original lock date (APOR Int Rate Set Date).

Pricing and Adjustments			-
Grid View	Pricing Date	APOR Int Rate Set D	
Points Price	08/04/2022 10:40 AM	08/02/2022 01:20 PM	

16. If dates and times are different, click the calendar icon in the **Pricing Date** box to select the correct date and time, then click OK.

Pricing and Adjustments		
Grid View	Pricing Date APOR Int Rate Set Date ®	
Points Price	08/02/2022 01:20 PM	
	< AUGUST 2022 > 12	
Intere	SUN MON TUE WED THU FRI SAT	
1.0	31 1 2 3 4 5 6 (9 🔨 3)	101.500
1.2		102.500
1 164	14 13 10 17 10 19 20	102.000
	21 22 23 24 25 26 27	
	28     29     30     31     1     2     3       4     5     6     7     8     9     10	
	Today OK Cancel	
Adjustments Grid		

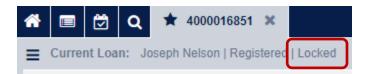
#### 17. Select the SRP that corresponds with the interest rate, then select Next.

icing and Adjustme	ents		
Grid View	Pricing Date	APOR Int Rate Set Date	
Points Prio	ce 2/28/2025, 2:14 PM	02/28/2025 10:38:10 AM	
			Lock Period
	Interest Rate		60 Days
	7.125%		101.500
	7.375%		102.500
icing Detail			
			« Back Next » Save and

Proposed Lock Details			▼
Lock Status <sup>®</sup>	Lock Period (Days)		Reason
Float	60	Lock Action	
Lock Effective Date	Lock Expiration Date	Total Days Extended	Days
08/04/2022 10:50 AM	10/03/2022 10:50 AM	0	Select
Pricing Date	Pricing Sheet Name	APR ®	
08/04/2022 10:50 AM	Startup Conv with Deferred AMI <= 80	2.4994%	Wiew Price Sheet
Lock Action			×
Current Lock Status	New Lock Action		
Float	Select a Lock Action		*
Reason	Lock		
Select a Reason Code			•
Comments			
Close			ок

#### 18. Click the Lock Action button, then in New Lock Action dropdown select Lock.

- 19. Click **OK** then **Save and Exit** to complete the Pricing change.
- 20. Lock Status is changed to **Locked**. If still showing **New** or **Float**, close the loan and open again and the status will update to Locked.



# How to Extend a Rate Lock

#### 1. Open the loan. Click Products and Pricing to open the pricing wizard

Minnesota Housing Workflow   Loan Summary - Homeownership					
Loan Information					
Program <sup>®</sup>	Product ®				
Step Up	▼ FHA	Products and Pricing			
Loan Amount	Term (Months)	millerest Kale ~			
<b>1</b> 65,000.00	360	0.5000%			
P&I ®	PMI Company ®	Minnesota Housing Upfront Paid Mortgage Insurance (UPMI) Option?			
<b>5</b> 11.97	Select	✓ Yes ● No			

#### 2. Select **Rate Lock** from the left side of the screen.



#### 3. Click Lock Action under Current Lock Details

							Co
Current Lock Details			-	Proposed Lock Details			
Lock Status ®		Lock Period (Days)		Lock Status <sup>®</sup>	Lo	ick Period (Days) 🖲	
Locked		60					
					Re	ason	
Lock Action				Lock Action			
Lock Effective Date <sup>©</sup>		Lock Expiration Date		Lock Effective Date	Lo	ck Expiration Date ®	
08/04/2022 01:20 PM		10/03/2022 01:20 PM		mm/dd/yyyy hh:mm AM/PM		mm/dd/yyyy hh:mm	AM/PM
Total Days Extended		Days		Total Days Extended	Da	iys	
0		Select	•	0		-Select	•
Pricing Date		Pricing Sheet Name		Pricing Date	Pr	icing Sheet Name ®	
08/02/2022 01:20 PM		Startup Conv with Deferred AMI <=	80	mm/dd/yyyy	G		
APR <sup>®</sup>							
2.7494%		Wiew Price She	et				
Comments ®				Comments <sup>0</sup>			
Adjustments Grid				Adjustments Grid			
Adjustment Type	Interest Rate	Margin	Price	Adjustment Type	Interest Rate	Margin	Price
Base:	2.750%	0.000%	102.500	Base:	0.000%	0.000%	0.000
0030			0.000	System Adjustment	0.000%	0.000%	

4. From the drop down, select **Extend Lock** and click **Ok** to return to the Rate Lock screen.

4000016893 🗶	Look Action	Minne	sota Housing Loan Commitment System		
Products and Pric	Lock Action			×	
Client Selection MN Housing	Current Lock Status	New Lock Action			Collaps
Borrower Information - Homeo	Locked	Select a Lock Action			
Borrower Demographic Inform	Reason	Extend Lock			<b></b>
Property & Loan Information -	Select a Reason Code	Request Interest Rate Excep	ation	0	
Product Eligibility	Comments	Request Lock Cancellation			
Pricing					
Rate Lock					
Product Selection					
	Close			ок	
					nm AM/PM 🗖
	Total Days Extended	Days	Total Days Extended	Days	
			•		

5. Click the **Days** drop down; choose a 15- or 30-day lock extension

	Reason
Lock Action	
Lock Effective Date <sup>®</sup>	Lock Expiration Date <sup>①</sup>
08/02/2022 01:20 PM	10/03/2022 01:20 🖬
Total Days Extended	Days
0	Select
Pricing Date <sup>1</sup>	0
08/02/2022 01:20 PM	15
	30
APR <sup>1</sup>	
2.4994%	View Price Sheet

- 6. The lock expiration date will automatically update. Click Save and Exit
- 7. lock status will update to Lock Extended.



# How to Cancel a Loan

1. Open the loan to the Loan Summary page click Cancel Loan. Select a Loan Cancellation Reason from the drop-down list

Loan Information		
Program <sup>®</sup>	Product <sup>0</sup>	
Step Up	✓ FHA	
Loan Amount ®	Term (Months) <sup>0</sup>	
<b>1</b> 65,000.00	360	
P&I ®	PMI Company <sup>®</sup>	
<b>6</b> 511.97	Select	,
Lock Expiration Date	SRP Percentage Selected <sup>0</sup>	
mm/dd/yyyy	2.5000%	
FHA Case Number <sup>0</sup>	Grant Amount ®	
	\$000,000.00	
	Loan Cancellation Reason	
Cancel Loan <sup>®</sup>	Other	⊗ .
Change Pricing		If you are making changes to you

2. Then click Save in the upper right corner

Minnesota Housing Loan Commitment System						
d 🚦	☆ 🃎	§ 🛆		8		
ownership	<b>«</b> Back	Next »	-	ළු		

3. The Loan will be listed as Cancelled at top of the screen.

Â		₿	Q	*	40000	16851	×	
≡	Curre	nt Loa	n: Jo	oseph	Nelson	Canc	elled	Float

# **Document Preparation**

NOTE: This page is typically completed by someone in your closing department

1. Double click the on the far left of the screen then click on **Document Preparation-**Homeownership

<b>Current Loan:</b> Alice Firstimer   Registere
Minnesota Housing Workflow (14)
Loan Summary - Homeownership
Document Preparation - Homeownership
True & Certify
True & Certify Products and Pricing Validation

- 2. In the Document Fields Confirmation
  - Enter the closing date
  - First Mortgage Note P&I
  - First Payment Date The maturity date will auto populate.
  - DPL, DPL+ or MPL Note P&I

**Note**: Interest Credit Closings are allowed but be sure the first payment date is adjusted so the maturity date populates correctly.

Minnesota Housing Workflow	/ Document Pre	paration - Homeownership	« Back Next »
Document Fields Confirmation			
Enter Final Information Below			
Close Date		First Mortgage Note P&I	
mm/dd/yyyy	C	\$000,000.00	
First Payment Date		DPL, DPL+, or MPL Note P&I ®	
mm/dd/yyyy	۵	0.00	
First Mortgage Maturity Date			
mm/dd/yyyy	۵		
Fields below related	to pricing a	re not editable. To make changes that require a Pricing Change, please of page.	complete on the Loan Summary

3. Verify Borrower Information is correct

Borrower Information	•	Borrower Information	~
First Name   Jonny  Middle Name	Safe at Home Borrower	First Name  Middle Name	Safe at Home Borrower
	What is a Safe at Home Borrower?		What is a Safe at Home Borrower?
Last Name <sup>®</sup> Test	First-Generation Homebuyer • Yes No Unknown	Last Name <sup>®</sup>	First-Generation Homebuyer Yes  No Unknown
	What is a First-Generation Homebuyer?		What is a First-Generation Homebuyer?

 Review and Update Standard Down Payment & Closing Cost Loan – Deferred Payment Loan, Deferred Payment Loan Plus or Monthly Payment Loan (DPL, DPL+ or MPL)
 NOTE: only MPL will require the P&I

Standard Down Payment & Closing Cost Loan - Deferred Payment Loan, Deferred Payment Loan Plus, or Monthly Payment Loan (DPL, DPL+, or MPL)					
Loan Product - DPL, DPL+, or MPL	Loan Amount - DPL, DPL+, or MPL <sup>®</sup>				
Deferred Payment Loan -	5,000.00				
Rate Type - DPL, DPL+, or MPL $^{\odot}$	Loan Term - DPL, DPL+, or MPL $^{\odot}$				
Deferred	360				
Interest Rate - DPL, DPL+, or MPL ®	P&I - DPL, DPL+, or MPL 9				
0.000%	<b></b> 0.00				

5. In the Subject Property Information section, complete the Legal Description

Subject Property Information			
Property Street ®			Target/Non Target ®
1645 Abell St			Target
Property City	Zip Code ®	County ®	State ®
St Paul	- 55117	RAMSEY	• MN
Legal Description			

### **Document Prep - Mortgagors**

1. Complete this step before printing documents. This ensures the Borrower/Mortgagors are listed on the first page of the downpayment and closing cost (second) mortgage. The Mortgagors Section is located on the **Document Preparation** screen. Enter in the borrower(s) name and vesting information in the Mortgagor box shown below.

Mortgagors
Enter all Mortgagors and Relationship to Each Other
Jane Doe and John Doe, a married couple
All those on title, including all Borrowers, as you want them to appear on the Mortgage.

2. **Only** enter names in the "Additional Mortgagor Names" section if you have individuals who will sign the mortgage and need to be listed on the signature block of the mortgage. If there are, check the box so you can access those fields.

Additional Mortgagors are on the property title. Additional Mortgagors are not Borrowers so they only sign the Mortgage. They do r Additional Mortgagors (who are on title but are not Borrowers) are not obligated to		
	Are There Any Additional Mortgagors Who Will Be On Title But Who Are Not Borrowers?	
Do not include Borrowers or Cosigners		
First Name ®	Last Name ®	
First Name ®	Last Name <sup>®</sup>	
First Name ®	Last Name ®	
First Name ®	Last Name ®	

3. If applicable, verify and update the co-signers information below. Cosigners must sign the Note only.

Cosigners		
Do not enter Borrowers or those who will sign the Mortgage document. Cosigners must sign the Note only. They are responsible for making loan payments but the	ney are not on the property title.	
First Cosigner		
Cosigner First Name	Cosigner Middle Name	Cosigner Last Name
Cosigner Suffix ®		
Cosigner Street Address ®		
Cosigner City ®	Cosigner State ®	Cosigner Zip Code ®
	Select	
Cosigner Credit Score		
000		

4. Once data fields are verified and updated as applicable, you can <u>generate the documents for the</u> <u>closing package</u>.

Additional Mortgagors

# **True & Certify**

Before completing the True & Certify process, review all the data fields in the Loan Summary screen for accuracy and update/correct the data where necessary. Best practice is to have the closed loan file in front of you to verify all information entered in system matches the closed loan file.

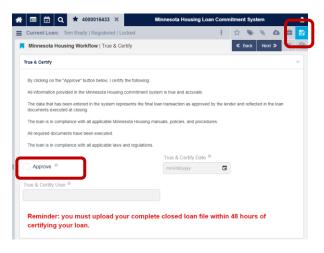
Complete the True & Certify screen *after* the loan has closed. Once this process has been completed you will no longer be able to make any updates. You must verify all information is accurate before completing the True & Certify process.

Program eligibility income and monthly qualifying income are pre-populated from what was entered in the system earlier. Verify both incomes are correct and update if needed.

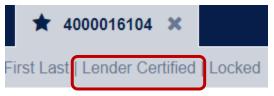
1. Double click the on the far left of the screen and select True & Certify



2. Click approve, then click the save button in the upper right corner



3. After clicking **Save**, the loan status will change to Lender Certified, the True & Certify Date populates, and the User's name is populated next to Certifier.



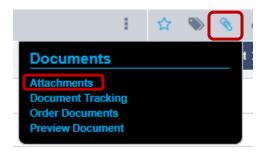
4. **NEW: Add Attachments** button has been added to the bottom of the True & Certify screen (you can still access through paper clip icon too).

A	3 🗶	Minnesota Housing	Loan Commitment System						ł
E Current Loan: Jonnie Moose   Lend	der Certified   Locked				: 1	2	0	8	<b>1</b>
Minnesota Housing Workflow (21)	Minnesota Housing Workflow   True & Ce	ertify					≪ Back	Next	» 、
Loan Summary - Homeownership	True & Certify								-
Document Preparation - Homeownership									
True & Certify	By clicking on the "Approve" button below, I certify	-							
Products and Pricing Validation	All information provided in the Minnesota Housing	-							
Borrower Information - Homeownership	The data that has been entered in the system repr			l in the loar	n documen	its exe	cuted at cl	osing.	
Borrower Demographic Information	All required documents have been executed.	esota nousing manuals, policies, a	ind procedures.						
Mortgagors	The loan is in compliance with all applicable laws	and regulations.							
Property & Loan Information - Homeowner			True & Certify Date <sup>0</sup>						
Lock Extensions	✓ Approve <sup>®</sup>		02/16/2023 09:08:18 AM						
Fee Detail	True & Certify User								
Dates	LP Security								
Document Tracking	Reminder: you must upload yo	ur complete closed lo	oan file within 48 hours o	of certi	fying y	our	loan.		
Underwriting Conditions								_	_
Quality Control	Attach the complete closed loan file below							1	) -
Loan Tasks	S Add Attachments							İqi	γI
Loan Audit Log								00	_
Standalone Second Loans					Q Se	earch g	grid data		
Whole Loans	Attachment Name	Category	Attached Date	Attached	Бу		Actio	ons	
Servicer Information	Barbara Freddie ClosedLoanFile-385Pages.pdf	Closed Loan File	02/16/2023 09:54:23 am	BSPS, Se	curity		×		
Down Payment & Closing Cost Loan Regis									

# Uploading the Closed Loan File

If you did not upload the closed loan file from the True and Certify screen, follow the steps below to attach the closed loan file.

1. In the Actions menu, select Attachments.



2. The Attachments dialog displays. Click the Add Attachments Icon caret as shown.



3. Click the **Browse for files** button to search for and select the closed loan file. In the **Category** dropdown list, select **Closed Loan File** then click **"Upload Attachment"** 

Add Attachment	x
Loan Summary	~
Loan Number: 4000016431	Property Address: 7233 Archer Trail
Borrowers: Jenny FromDaBlock (Primary)	Inver Grove Heights, MN 55077 <b>County:</b> DAKOTA
Drag	& Drop Attachments Here
Browse for Files	
File Name	Size Actions
No a	ittachment data to display Total File Court 0
Attachment Category	Comment
Select	• Comment
Attachment	Cancel 🕥 Upload Attachment

- 4. You can enter a comment in the **Comments** field.
- 5. **Trailing Documents**: This category should be used for all trailing documents such as the recorded Mortgage and Assignment and the Rehab Completion Certificate. Change Attachment Category to Trailing Documents.

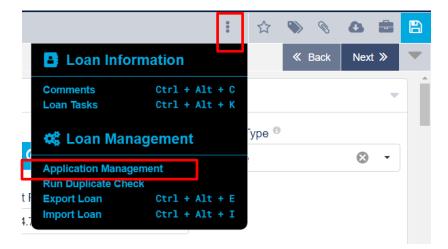
File Name		Size	Actions
HI Rate Lock Guide.pdf		683.33 KB	×
		т	otal File Count:
Attachment Category	Comment		
Trailing Documents	Comment		
Attachment	Cancel	🗞 Upload A	ttachment
Closed Loan File			
Condition Clearing Document			
Rehab Pre-Close Loan File			
Trailing Documents			

### How to add more than two borrowers to a loan transaction

1. On the Loan Summary page check the box indicating there are more than two borrowers and then

ave the loan 🕒		
Check this box if there are more t	nan two borrowers. Add or edit the application for additional borrowers using the Borrow	rer Management grid below. ®
Are There Cosigners For This Loa	n? ®	
If using this system to generate Mortgag additional interested parties.	e documents: click here to enter	

2. Click on the ellipses at the top right corner of the screen and select Application Management



3. Select Add Application

lication Manag	gement				
d, flip, or delete borro	wers and applications on this	loan. The system automati	cally saves and reload	s the loan after each char	nge you make.
Last Name	First Name	DOB	SSN	Position	Actions
VRLA Applicati	on 1				
Firstimer	Alice	08/24/1990	991-91-9991	Borrower	
					<b>x</b> \$C
Add Application					
incel					

4. Click on Save Changes

Confirm Change	s
A	The following action will add a blank URLA Application to this loan. Are you sure you want to add an additional URLA Application to this loan?
Cancel	Save Changes

5. Go to Borrower Information screen, select as the layout in the Borrower Management section. Doing so will update the Borrower Management drop down list to having 4 spaces for borrowers. Select a borrower from the dropdown list to switch between borrower detail view.

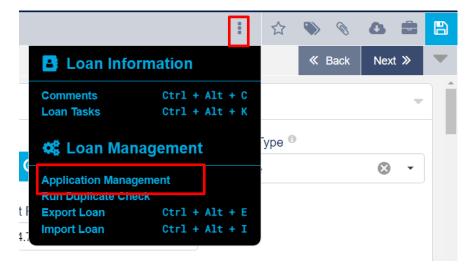
Borrower Manag	gement <sup>®</sup>
	Alice Firstimer (primary) -
	URLA Application 1
	Alice Firstimer (primary) (Blank) Co-Borrower
First Name <sup>®</sup>	URLA Application 2 (Blank) Borrower Midd
Alice	(Blank) Co-Borrower

6. Once borrower is selected, you can enter their information.

NOTE: If the loan is already locked, after adding the additional borrower(s), you will need to call the Partner Solutions Team at 651-296-8215 and request the social security number be entered.

# **Switching Borrowers**

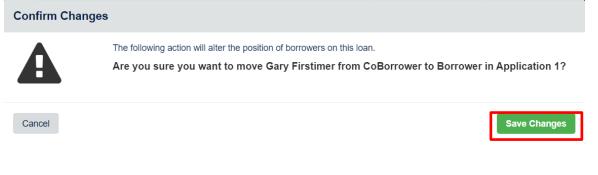
1. Click on the ellipses at the top right corner of the screen and select Application Management



2. Select the icon to the right of the borrower's name

Last Name	First Name	DOB	SSN	Position	Actions
URLA Applicat	tion 1				
Firstimer	Alice	08/24/1990	991-91-9991	Borrower	
Firstimer	Gary	08/24/1990	444-11-9999	CoBorrower	×××
Firstimer	Gary	08/24/1990	444-11-9999	Coborrower	

3. Select Save Changes

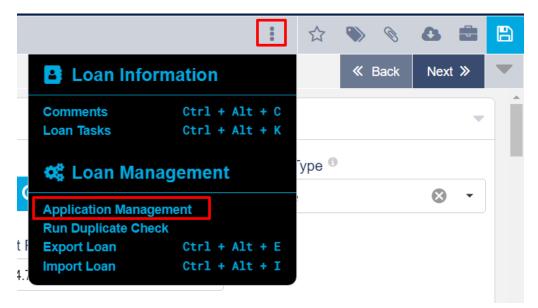


4. Save changes before exiting the loan



### **Remove Borrower**

1. Click on the ellipses at the top right corner of the screen and select Application Management



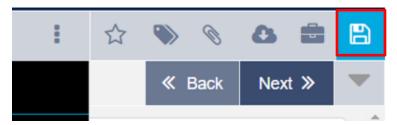
2. To remove a borrower, click on the X to the right of their name

Application Management							×	
A	Add, flip, or delete borrowers and applications on this loan. The system automatically saves and reloads the loan after each change you make.							
		Last Name	First Name	DOB	SSN	Position	Actions	
	•	URLA Application 1						
		Firstimer	Alice	08/24/1990	991-91-9991	Borrower		
		Firstimer	Gary	08/24/1990	444-11-9999	CoBorrower	××	
	Ad	d Application						
С	Canc	el						

#### 3. Select Delete

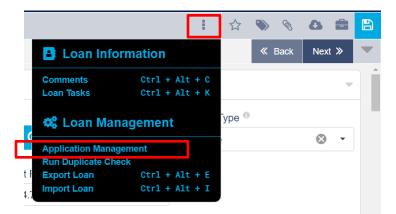


4. Save Changes before exiting loan



# **Removing Applications**

1. Click on the ellipses at the top right corner of the screen and select Application Management



2. To remove an application, click on the X that is at the right side of the URLA Application line

Application Management									
Add, f	ip, or delete borrowe	ers and applications on this loan. T	can. The system automatically saves and reloads the loan after each change you make.						
	Last Name	First Name	DOB	SSN	Position	Actions			
	URLA Application 1								
	URLA Application	12				×			
						⊃¢ <b>x</b>			
Add	d Application								
Cance	el								
Jaio	UI DII III	11011301	IION		LAPSHall				

3. Select Delete



4. Save changes before exiting the loan



# Password and Recovery Question Help

You must be logged in to reset your password and establish a Recovery Question

- 1. Click on User Profile icon
- 2. Click on User Settings

🕋 🖬 💆 Q	Minnesota Housing Loan Commitment System	<b>→</b>	
Announcements and Pipeline	User Settings		
Announcements	Department   Lending Pa	artner	
No announcements.	⑦ Admin Mode (off) (➔ Log Out		
Pipeline Dashboard	A The search returned more than 1000 results. Refine the search criteria for more precise results.		
Pipeline Filters	Grid Views		
All Loans - C	Default Pipeline Vista 👻		

- 3. Add Recovery Question and Recovery Answer (turn on the eye to see text)
- 4. Type Current Password and New Password twice
- 5. Click Save

C User Settings		×
	My Profile	Password / Security
Password Recovery		
Change Recovery Question		
Recovery Question		
Favorite football team		
Recovery Answer		
Vikings		۲
Change Password		
Change Password		
Current Password		
Password123!		۲
New Password		
Password1234!		۲
Confirm Password		
Password1234!		۲
Must match password above.		
		Cancel Save

6. This notification will display

