



Bulletin 18-08

Updated Submission Requirements for Expanded Plus

HomeBridge is updating the documents required at loan submission for Expanded Plus transactions due to investor requirements. These updates are effective with loans submitted on or after March 1, 2018

The following documents are required at time of loan submission; brokers must provide the documents prior to the loan moving to underwriting.

Your Home Loan Toolkit Delivery and CHARM Certification

The Certification is now required to be signed and dated by the borrower(s). A sample of the Certification is attached for reference.

Homeownership Counseling Disclosure

The Counseling Disclosure must be signed and dated by the borrower(s) **within three (3) days of loan application**. Brokers must now use their own version of the form; the HomeBridge version of the form is **no longer** acceptable.

5/1 LIBOR ARM or 5/1 LIBOR ARM Interest-Only Disclosure

The applicable ARM Disclosure must be signed and dated by the borrower(s) **within three (3) days of loan application**. The ARM Disclosures are attached for reference.

E-Sign Disclosures and Consent Form (required only when electronic signatures will be used)

Brokers are responsible to provide this form to the borrower(s) for signature when the borrower(s) will be signing documents electronically. This is a general form that explains e-signing, required software/hardware and requirements for withdrawing consent.

The Expanded Plus Submission form has been updated with this information and posted on the HomeBridge website at www.HomeBridgeWholesale.com. Additionally, the Your Home Loan Toolkit Delivery/CHARM Certification and ARM Disclosures have been posted on the website under "Expanded Plus Specific" on the Forms page.

If you have any questions, please contact your Account Executive.

Your Home Loan Toolkit Delivery and CHARM Certification

Date: _____ Loan Number: _____

Borrower(s) Name: _____

Property Address: _____

Broker Name: _____

The Know Before You Owe mortgage disclosure rule, mandated by the Dodd-Frank Act, requires the Your Home Loan Toolkit: A Step-By-Step Guide, if applicable, and CHARM Booklet be given to the borrower(s) within 3 days of loan application.

By signing below, I/we acknowledge that I/we did receive the above referenced applicable documents from my/our broker identified above within three (3) days of my/our loan application date of _____.
(mm/dd/yyyy)

_____ Borrower Signature	_____ Borrower Name (print)	_____ Date
_____ Borrower Signature	_____ Borrower Name (print)	_____ Date
_____ Borrower Signature	_____ Borrower Name (print)	_____ Date
_____ Borrower Signature	_____ Borrower Name (print)	_____ Date

**IMPORTANT ADJUSTABLE RATE MORTGAGE LOAN INFORMATION
PLEASE READ CAREFULLY**

5/1 LIBOR Non-Convertible ARM

Borrower:

Loan #:

Date:

This disclosure notice is given to you in connection with your application for an adjustable-rate mortgage loan with **HomeBridge Financial Services, Inc.** ("Lender"), and provides information that you should read. An adjustable-rate mortgage loan ("ARM") is a type of loan that permits changes in the loan interest rate. Such changes generally are based on changes in an index, and normally result in an increase or decrease in the regular monthly loan payment. This disclosure notice describes the features of the ARM program you are considering. Information on other ARM programs is available upon request.

How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index rate plus a margin.
- Your index is the average of interbank offered rates for one-year U.S. dollar-denominated deposits in the London market (LIBOR). If the index is no longer available at any time during the term of the loan, we (or the designated loan servicer) will choose a new index that is based upon comparable information and give you advance notice of this choice.
- The most recent index figure available 45 days before the adjustment date occurs will be used to determine your new interest rate. Information about the index rate is published in *The Wall Street Journal*.
- Your monthly payment will be based on the interest rate, loan balance, and the loan term.
- Your interest rate will equal the index rate, plus our margin, rounded up to the nearest one-eighth of one percent (0.125%) unless interest rate "caps" limit the amount of change in the interest rate. Ask us for our current interest rate and margin.
- The initial interest rate will have a premium and will not be based on the index used to make later adjustments. Ask us for the current amount of our adjustable-rate mortgage discounts or premiums.
- The periodic payment may increase or decrease substantially depending on changes in the rate.

How Your Interest Rate Can Change

- Your interest rate can change at the end of five years and yearly thereafter.
- Your interest rate cannot increase or decrease more than **Five** percentage points (5%) at the first rate adjustment.
- Your interest rate cannot increase or decrease more than **Two** percentage points (2%) at each subsequent adjustment.
- Your interest rate cannot increase more than **Five** percentage points (5%) above the initial interest rate and cannot decrease below the margin over the term of the loan.

How Your Monthly Payment Can Change

- Your monthly payment can change after each interest rate adjustment based on changes in the interest rate.
- Your payment can change every **12** months beginning with payment number **61** based on changes in the interest rate.
- You will be notified at least 210 but no more than 240 days before the **first payment** at the adjusted level is due after any interest rate adjustment, resulting in a corresponding payment change. This notice will contain information about the adjustment, including the interest rate, payment amount, and loan balance.
- You will be notified at least 60 days but no more than 120 days before any subsequent payments at the adjusted level is due after any interest rate adjustment resulting in a corresponding payment change. This notice will contain information about the adjustment including the interest rate, payment amount, and loan balance.

Maximum Interest Rate and Payment Example

- On a \$10,000 loan with an initial interest rate of **5.375%** (in effect **July 2017**, based on an index value of .629% plus a margin of **3.75%** plus a premium of 0.996%), rounded as provided above the maximum amount the interest rate can rise under this program is **Five** percentage points (5%) to **10.375%**
- To see what your payments would be, divide your mortgage amount by \$10,000, then multiply the monthly payment by that amount.

Demand Feature: This obligation does **not** contain a demand feature

Assumption Policy: Someone buying your house may, subject to conditions, be allowed to assume the remainder of the mortgage based upon the original terms.

Loan Term: The loan will have a term of **30** years.

I/We hereby acknowledge receiving and reading a copy of this disclosure and the booklet entitled "Consumer Handbook on Adjustable Rate Mortgages".

Borrower

Date

Borrower

Date

IMPORTANT ADJUSTABLE RATE MORTGAGE LOAN INFORMATION
PLEASE READ CAREFULLY
5/1 LIBOR Interest Only ARM

Date:

Borrower:
Loan #:

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How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index rate plus a margin.
- Your index is the average of interbank offered rates for one-year U.S. dollar-denominated deposits in the London market (LIBOR). If the index is no longer available at any time during the term of the loan, we (or the designated loan servicer) will choose a new index that is based upon comparable information and give you advance notice of this choice.
- The most recent index figure available 45 days before the adjustment date occurs will be used to determine your new interest rate. Information about the index rate is published in *The Wall Street Journal*.
- Your monthly payment will be based on the interest rate, loan balance, and the loan term.
- Your interest rate will equal the index rate, plus our margin, rounded to the nearest one-eighth of one percent (0.125%) unless interest rate "caps" limit the amount of change in the interest rate. Ask us for our current interest rate and margin.
- The initial interest rate will have a premium and will not be based on the index used to make later adjustments. Ask us for the current amount of our adjustable-rate mortgage discounts or premiums.
- **Payments made during the first five years will be applied towards interest only.** This means that the regular monthly payments **will not reduce the principal balance during the first five years of your loan.**
- Beginning in year six, payments will be applied towards principal and interest.
- During the period that you make your payments of interest only, your payment will be based on the interest rate and loan balance. After that period, your payment will be based on the interest rate, loan balance, and remaining loan term.
- The periodic payment may increase or decrease substantially depending on changes in the rate.

How Your Interest Rate Can Change

- Your interest rate can change at the end of five years and yearly thereafter.
- Your interest rate cannot increase or decrease more than **Five** percentage points (5%) at the first rate adjustment.
- Your interest rate cannot increase or decrease more than **Two** percentage points (2%) at each subsequent adjustment.
- Your interest rate cannot increase more than **Five** percentage points (5%) above the initial interest rate and cannot decrease below the margin over the term of the loan.

How Your Monthly Payment Can Change

- Your monthly payment can change after each interest rate adjustment based on changes in the interest rate.
- Your payment can change every 12 months beginning with payment number **61** based on changes in the interest rate.
- You will be notified at least 210 but no more than 240 days before the **first payment** at the adjusted level is due after any interest rate adjustment, resulting in a corresponding payment change. This notice will contain information about the adjustment, including the interest rate, payment amount, and loan balance.
- You will be notified at least 60 days but no more than 120 days before any **subsequent payments** at the adjusted level is due after any interest rate adjustment resulting in a corresponding payment change. This notice will contain information about the adjustment, including the interest rate, payment amount, and loan balance.

Maximum Interest Rate and Payment Example

- On a \$10,000 loan with an initial interest rate of 5.375% (in effect **July 2017**, based on an index value of .629% plus a margin of **3.75%** plus a premium of 0.996%), rounded as provided above the maximum amount the interest rate can rise under this program is **Five** percentage points (5%) to **10.375%** and the monthly payment can rise from a first year interest only payment of \$44.79 to a maximum of a principal and interest payment of \$93.53 in the 61st month. To see what your payments would be, divide your mortgage amount by \$10,000, then multiply the monthly payment by that amount (e.g. a mortgage amount of \$60,000 divided by \$10,000 = 6. 6 multiplied by \$44.79 = \$268.74 per month)

Demand Feature: This obligation does **not** contain a demand feature

Assumption Policy: Someone buying your house may, subject to conditions, be allowed to assume the remainder of the mortgage based upon the original terms.

Loan Term: The loan will have a term of **30** years.

I/We hereby acknowledge receiving and reading a copy of this disclosure and the booklet entitled "Consumer Handbook on Adjustable Rate Mortgages".

Borrower

Date

Borrower

Date