



A division of Homebridge Financial Services, Inc.

**P.A.T.H**  
**Blue Sage Systems Release Notes**  
**Release 14**  
**April 1, 2022**

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### 1. Full Application – Borrower VA Info – Residual Income

A new checkbox has been added to the VA Info screen: **“Active or Retired Veteran will continue to receive benefits from military-based facility?”**

When selected, the **Residual Income calculation** is reduced by 5%.

The screenshot shows a web form titled "Borrower VA Info". The form contains several fields and options:

- Military Type: [Dropdown menu]
- Military Service: [Dropdown menu]
- Service Branch: [Dropdown menu]
- Military Service From: [Text input with calendar icon]
- Military Service To: [Text input with calendar icon]
- Exempt From Funding Fee:
- Purple Heart Recipient:
- Entitlement Subsequent Used:  Never  Once  Multiple
- Last use for Manufactured Home:
- Available Entitlement:  Full  Partial/Un-restored
- Entitlement In Use: [Text input]
- Entitlement being used for this transaction:
- Select all that apply :
  - Currently serving on active duty with projected expiration date of service/tour [Text input with calendar icon]
  - Currently retired, discharged or separated from service
  - Only period of service was as a non-activated member of the Reserve or National Guard
  - Surviving Spouse
  - Active or Retired Veteran will continue to receive benefits from military-based facility? (highlighted with a red box)

At the bottom right of the form are "Ok" and "Cancel" buttons.

## 2. Full Application – Purpose & Property

Blue Sage Solutions has updated P.A.T.H. to capture a Conversion of Contract for Deed in the MISMO 3.4 file, when applicable.

To support this change, a **Conversion of Contract for Deed** field has been added to the Property Details screen. This field is editable only for refinance loans.

The screenshot shows the 'Property Details' screen for a refinance loan. The 'Loan Purpose' is set to 'Refinance'. The 'Subject Property Address' section includes fields for Address (2021 Reno Lane), Unit Type, Address Line 2, Zip (91502-1234), City (Burbank), State (CA), Country (United States), County Name (Los Angeles), FIPS Code (06037), Occupancy (Primary Residence), Subj. Property Type (Detached), and Property Status (Retained). The 'Conversion of Contract for Deed' checkbox is checked and highlighted with a red box. The 'Proposed Monthly Expenses' section includes Hazard Insurance (\$140.92), Property Taxes (\$910.79), Flood Insurance (\$0.00), Homeowner Assn Dues (\$0.00), and Other Expenses (\$0.00). The 'Title Information' section includes Name(s) Title Will Be Held In (Kenneth N Customer JR), Vesting Samples (Sole (individual ownership)), and Title Vesting To Be Held As (Individual). The 'Refinance Information' section includes Title Currently Held in What Name(s) (Ken N Customer JR), Year Acquired, Original Cost (\$0.00), and Improvements Made (Made/To Be).

## 3. Full Application – Ratios – Residual Income

Select the new **Residual Income** button in the **Qualifying Ratios** section of the Ratios screen to view the Residual Income pop-up.

The screenshot shows the 'Ratios' screen with the 'Qualifying Ratios' section. The 'VA Residual Income' button is highlighted with a red box and a red arrow. The 'Residual Income' pop-up window is open, showing the following metrics: 1. All Borrowers Total Adjusted Income (\$0.00), 2. Total Monthly Obligations (Includes Alimony, Child Care, Job Related Expenses, Separate Maintenance) (\$0.00), 3. Estimated Maintenance and Utilities (\$0.00), 4. Proposed Mortgage Payment (full PITIA and HOA Dues) (\$1,330.39), 5. Mortgage Credit Certificate (\$0.00), 6. Residual Income (\$0.00). The 'Family Size' is set to 1, and the 'Region' is Southern Region. The 'Required Residual Income' is \$441.00. The 'VA Residual Income' button is also visible in the pop-up window.

The **Residual Income calculation** has been updated to be reduced by 5% when **Active or Retired Veteran will continue to receive benefits from military-based facility?** is selected on the Borrower VA Info pop-up.