



A division of Homebridge Financial Services, Inc.

**P.A.T.H.
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1. Short Application – Temporary Buydown Subsidy Source

A Subsidy Source field has been added to the Short Application screen. When adding a **Subsidy Plan** to a loan, the Broker is now required to also select the **Subsidy Source**.

The screenshot shows a portion of the Short Application form. The 'Subsidy Plan' dropdown is set to '1/1 Rate Reduction Subsidy'. The 'Subsidy Source' dropdown is open, showing a list of options: Lender, Listing Agent, Seller, and Selling Agent. The 'Seller' option is highlighted. Other fields visible include Purpose of Loan (Purchase), Refinance Purpose, Refinance Type, Documentation Type (Full Doc), Prepayment (No Prepayment), Escrows (Taxes and Insurance), Apply Fee Buy Out (No), and Duty To Serve (No).

Note: Refer to product matrices for available Buydown Plans/Sources per product.

2. Short Application – LLPA Waivers/Area Median Income

The Short Application screen has been updated to support LLPA Waivers/Area Median Income changes for eligible FNMA and FHLMC loans:

- **Documentation Type: Full Doc with Area Median Income**
- **Duty to Serve**

The screenshot shows the Short Application form with various fields. The 'Documentation Type' dropdown is set to 'Full Doc with Area Median Income'. The 'Duty To Serve' dropdown is set to 'No'. Other fields include Interest Rate (4.250%), Mortgage Insurance Financed (\$0.00), Total Loan Amount (\$300,000.00), LTV (88.24%), Concurrent Liens (\$0.00), Max Credit (\$0.00), Remaining Closed-End Liens (\$0.00), Remaining HELOC Balance (\$0.00), Max Credit (\$0.00), Combined LTV Ratio (88.24%), HCLTV (88.24%), Lender Paid MI Plan, Credit Event, Lender Paid Compensation (Yes), Broker Comp & Date (2.500%, 3/13/2023), Borrower Paid Compensation (\$0.00), BPC Paid as a Percentage, First Time Home Buyer (No), and Total Monthly Income Amount (\$14,100.00).

Note: The Duty to Serve indicator defaults to No, and should not be updated by the Broker.

The screenshot shows a loan application form with several fields. On the left side, there are dropdown menus for: Purpose of Loan (Purchase), Refinance Purpose, Refinance Type, Documentation Type (Full Doc with Area Median Income), Prepayment (No Prepayment), Subsidy Plan, and Subsidy Source. On the right side, there are checkboxes for Escrow Waivers (Taxes, Insurance) and radio buttons for 'Apply Fee Buy Out' (Yes, No) and 'Duty To Serve' (Yes, No). The 'Duty To Serve' field is highlighted with a red box, and the 'No' radio button is selected.

3. Loan Processing - Area Median Income (AMI) Lookup Tool

A link to Fannie Mae's AMI Lookup Tool has been added to the portal under Loan Processing.

The screenshot shows a loan processing dashboard. On the left is a sidebar menu with options: View Pipeline, Loan Summary, Loan Processing (selected), Lock Management, Fees & Closing Costs, New Credit Reports, Upload / View Documents, Loan File Update, Automated Underwriting, Approved AMC List, Order Appraisals, Area Median Income (highlighted with a red box), Full Application, Loan Submission, Loan Closing, and Loan Purchasing. The main content area displays loan details: Lender Loan Number: 2402005561, Lock Expiration: 4/13/2023, Loan Status: Registered, Borrower Name: Customer, Subject Property: 3113 Hans. Below this, it shows 1 Borrower (Ken Customer (Primary)) and 1 No of Units. Property details include Property Type: Detached, Occupancy: Primary Residence, Appraised Value: \$800,000.00, and Refinance Purpose. At the bottom, it shows Loan Term: 360 and Escrows / Impounds: Yes.

The screenshot shows the Fannie Mae Area Median Income Lookup Tool website. The browser address bar shows 'ami-lookup-tool.fanniemae.com/amilookuptool/'. The page header includes the Fannie Mae logo and a search bar with the text 'Enter an address or 1'. Below the header is a map of the United States with a search overlay. A disclaimer box is overlaid on the map, containing the following text: 'Disclaimer: This service is provided for the sole purpose of showing the applicable Area Median Income (AMI) for each applicable census tract. Lender may use the AMI limits for purposes of determining income eligibility for RefiNow, HomeReady or other loans that have AMI requirements. Each Lender must determine borrower and loan eligibility in accordance with the Selling Guide and its Lender Contract. Nothing in this service is intended to vary or modify any of Lender's obligations under its Lender Contract.'

4. Loan Processing – Order Appraisals

A new Order Appraisals screen enables Brokers to order Appraisals from approved AMC's directly from the portal.

From the new Order Appraisals screen:

- Brokers can order and manage Appraisals and Appraisal Conditions.
- View the status of Appraisal orders.
- Request a revision or reconsideration.
- Appraisal Orders and Conditions placed through the portals will automatically upload to AIQ, and the Broker will not have to manually upload to the portal.

The screenshot displays the 'Vendor Services' interface. At the top, there is a search bar containing 'Property Appraisals' and a blue button labeled 'Order New Service'. Below this is a table with columns: 'TYPE OF SERVICE', 'ORDER TYPE', 'SERVICE PROVIDER', 'PRODUCT TYPE', 'DATE/TIME ORDERED', and 'ORDERED BY'. A modal window titled 'Appraisal Vendor Service' is open, showing a 'Service Order' form. The form includes the following fields: 'Request Type' (New Order), 'Service Provider' (AMC Settlement Services), and 'Product Type' (1004_05 Residential Appr Bnd). There is a 'Contact Information' button. Below the form, the 'Order Date' is set to 3/30/2023 and 'Ordered By' is hbmarchese. There is also a 'Date Expected' field and a 'Rush' checkbox. At the bottom of the modal, there is an 'Attach Documents' section with a 'Select' button and a table with columns: 'DOC TYPE', 'DOCUMENT NAME', 'ATTACHED DATE', 'ATTACHED BY', and 'VIEW'. A 'Submit Order' button is located at the bottom right of the modal.

[Click here](#) for complete instructions.

5. Lock Management – LLPA Waivers/Area Median Income

The following new fields have been added to the Lock Management screen to support LLPA Waivers/Area Median Income changes for eligible FNMA and FHLMC loans:

- **Documentation Type: Full Doc with Area Median Income**
- **First Time Homebuyer: Yes/No** – Maps from the Full Application → Borrowers screen.
- **Duty to Serve: Yes/No** – Defaults to **No**, do not adjust.
- **Total Monthly Income** – Displays total income from the loan. Will display \$0.00 if the Broker has not entered income.

The screenshot shows the Lock Management form with several fields highlighted in red. The highlighted fields are: Documentation Type (set to 'Full Doc with Area Median Income'), First Time Home Buyer (set to 'No'), Duty To Serve (set to 'No'), and Total Monthly Income Amount (set to '\$14,100.00').

Note: The new fields also now display on the Lock History pop-up and the printed Lock Confirmation.

LOAN ATTRIBUTE	CURRENT LOAN VALUE	PRICING DATE 3/10/2023 4:10 PM EST
Loan Purpose	Purchase	Purchase
Refinance Purpose		
Documentation Type	Full Doc with Area Median Income	Full Doc with Area Median Income
Lien	First Mortgage	First Mortgage
Occupancy	Primary Residence	Primary Residence
Property Type	Attached	Attached
Project Type	Not in a project or development	Not in a project or development
Credit Score	640	640
DTI	36.390%	33.110%
Appraised Value	\$340,000.00	\$340,000.00
Base Loan Amount	\$300,000.00	\$300,000.00
Mortgage Insurance Financed A...		
Total Loan Amount	\$300,000.00	\$300,000.00
Other Financing		
LTV	88.24%	88.24%
CLTV	88.24%	88.24%
HCLTV	88.24%	88.24%
PMI Plan Type	Borrower Paid Monthly Premiums	
PMI Coverage Percentage	12	12
Broker Compensation Paid-By	Lender Paid	Lender Paid
First Time Home Buyer	Yes	Yes
Duty To Serve Loan	No	No
Total Monthly Income Amt	\$6,750.00	\$6,750.00

Lock Confirmation

2102010666

Borrower Name:	Alice Firstimer	Lock Date:	03-10-2023 09:58:54 AM
Subj Address:	1 Hamilton Way	Lock Expiration:	04-10-2023
City, State, Zip:	Hamilton, NJ 08691	Locked Rate:	6.990%
Account Executive:	Test2 AE	Total Points:	0.714%
Lock Days:	30		

BJV FINANCIAL SERVICES INC.

Compensation – 2.500%

The following lock attributes were used to determine your lock contract:

Mortgage Type:	Conventional Mortgage	Term (months):	360
Amortization Type:	Fixed Rate	Occupancy:	Primary Residence
Product:	Conv Conforming 30 yr Fixed	Property Type:	Detached
Specialty Program:		Number of Units:	1
ARM Margin:	0.000%	Documentation Type:	Full Doc with Area Median Income
ARM Plan:		DSCR:	0.000%
DTI:	19.150%	Loan Purpose:	Purchase
Purchase Price:	\$250,000.00	Reason for Refinance:	
Appraised Value:	\$250,000.00	Manual Underwriting:	No
Base Loan Amount:	\$200,000.00	Closing In Entity Name:	
Cost of Renovation:	\$0.00	Investor:	Fannie Mae
Lien:	First Mortgage	Tax Waivers:	No
Mortgage Ins Financed:	\$0.00	Insurance Waivers:	No
Other Financing:	\$0.00	Fees Buy-Out:	No
Total Loan Amount:	\$200,000.00	Prepayment:	No Prepayment
LTV:	80.000%	Lender Paid MI Plan:	
CLTV:	80.000%	Remaining HELOC:	\$0.00
HCLTV:	80.000%	Max Credit:	\$0.00
Concurrent Liens:	\$0.00	Max Credit:	\$0.00
Remaining Closed-End Liens:	\$0.00	Days Extended:	0
Qualifying Credit Score:	710	First Time Home Buyer:	Yes
Pricing Tier:	Conforming	Duty To Serve:	No
		Total Mthly Income Amt:	\$10,000.00

The following adjustments were made to determine the above Total Points:

6. Fees & Closing Costs – Buydown Payment

When a Temporary Buydown **Subsidy Plan** is selected on the Short Application screen, a Buydown Payment will now be added to the Fees & Closing Costs screen in **Section H**.

SECTION	DESCRIPTION	SERVICE PROVIDER	PAID TO	TOTAL AMOUNT	BORROWER AMOU...	SELLER AMOUNT
C	Title Cert/Opinion Fee	Kenneth N. Smolar, Esq.	Third Party Provider	\$65.00	\$65.00	\$0.00
E	Deed Recording		Third Party Provider	\$25.00	\$25.00	\$0.00
E	Deed State Tax/Stamps		Third Party Provider	\$300.00	\$0.00	\$300.00
E	GA Residential Mortgage Fee		Third Party Provider	\$10.00	\$10.00	\$0.00
E	Mortgage Intangible Tax		Third Party Provider	\$720.00	\$720.00	\$0.00
E	Mortgage Recording		Third Party Provider	\$25.00	\$25.00	\$0.00
F	Daily Interest Charges		Lender	\$683.84	\$683.84	\$0.00
F	Homeowner's Insurance Premium		Third Party Provider	\$2,400.00	\$2,400.00	\$0.00
H	Buydown Payment**			\$3,702.48	\$3,702.48	\$0.00
H	Owner's Title Insurance (optional)	Kenneth N. Smolar, Esq.	Third Party Provider	\$698.00	\$698.00	\$0.00

Notes:

- See the [Entering Specialty Programs](#) job aid for complete instructions.
- The Subsidy Source will now display on the disclosures.
- For loans that originated before 3/31/23, the Buydown Payment fee will automatically convert from Section A to **Section H**.

7. Purpose & Property – Rural Property Indicator

A new Rural Property indicator has been added to the **Property Information** section of the **Full Application**→**Purpose & Property** screen.

The screenshot shows a web form with two tabs: "Property Information" (active) and "Property Hazard Insurance". The "Property Information" section contains the following fields:

- Homestead Property: Yes No
- CEMA Requested: Yes No
- Rural Property: Yes No** (This row is highlighted with a red border in the original image)
- Number of Units: (with up/down arrows)
- Market Value:
- Month/Year Built: (with a dropdown arrow)
- Lot Size (Acres):
- Square Feet:

To the right, there is a "Property Units Information" section with the following fields:

	Number of Rooms:	Number of Bedrooms:
Unit 1:	<input type="text" value="0"/> (with up/down arrows)	<input type="text" value="0"/> (with up/down arrows)
Unit 2:	<input type="text" value="0"/>	<input type="text" value="0"/>

Other partially visible fields on the right include "Improvements Made:", "Description of Improvements:", and "Cost of Improvements:".