



A division of Homebridge Financial Services, Inc.

**P.A.T.H.
Release Notes
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1. Loan Summary – Short Application – FHA & VA Mortgage Insurance

To ensure accurate total loan amounts, Mortgage Insurance on all governments will now default to **Financed**.

FHA Loans –

- **Finance Upfront MIP** will be automatically selected.
- When applicable, uncheck the **Finance Upfront MIP** indicator.

The screenshot shows a dialog box titled "FHA Mortgage Insurance Premium". It contains several input fields and a checkbox. The "Finance Upfront MIP" checkbox is checked and highlighted with a red rectangular box. Other visible fields include "Upfront MIP factor" (1.75%), "Annual MIP factor" (0.55%), "Upfront Amount Due" (\$2,533.12), "Amount Financed" (\$2,533.12), and "Monthly Payment" (\$65.72). There are "Ok" and "Cancel" buttons at the bottom of the dialog.

VA Loans –

- The Funding Fee Due amount will be automatically added to the **Amount Financed**.
- When applicable, update the **Amount Financed**.

The screenshot shows a dialog box titled "VA Funding Fee". It contains several input fields and checkboxes. The "Amount Financed" field is highlighted with a red rectangular box and shows the value "\$3,200.00". Other visible fields include "Military Type" (Regular Military), "VA Funding Fee Percent" (0.50%), and "VA Funding Fee Due" (\$3,200.00). There are "Get Funding Fee", "Ok", and "Cancel" buttons at the bottom of the dialog.

2. Full Application – Borrowers

The **Lender Employee** indicator has been disabled.

The screenshot displays two side-by-side borrower application forms. The left form is for 'Andy America' and the right is for 'Amy America'. Both forms include fields for Primary/Co-Borrower, Salutation, Name (First, Middle, Last, and Suffix), Tax ID Number, Date of Birth, Yrs Of School, Marital Status (Married or Unmarried Addendum), Citizenship (US Citizen), and Dependents. The 'Lender Employee' checkbox is present in both forms and is highlighted with a red box, indicating it is disabled.

3. Loan Submission – Generate Initial Disclosures

The Loan Submission screen has been updated to enable Brokers to have P.A.T.H. automatically send the Initial Disclosures by selecting **Generate Initial Disclosures**.

The screenshot shows the 'Loan Submission' screen. Under the 'Reason for Loan Submission' section, the 'Generate Initial Disclosures' radio button is selected and highlighted with a red box. Below this, the 'Loan Licensing Details' section includes fields for Name, DBA Name, Company/Branch NMLS ID (143978), and Company/Branch License.

The following products will be routed to Homebridge to generate disclosures, as these cannot be automatically disclosed:

- Renovation Loans (203k, HomeStyle)
- Jumbo Gold
- Temporary Buydowns
- TBD Properties

All initial disclosure packages include federal, state, and program disclosures and are delivered to the borrower and Broker to electronically sign. Brokers can request initial disclosures with or without a full credit package.

4. Loan Submission – Submission Stops

The Loan Submission screen has been updated with additional submission stops to ensure all required information is entered before a loan can be submitted.

A **Required Data Fields Missing** pop-up will list the Action(s) Required before the Initial Disclosure can be generated.

Required Data Fields Missing			
The following field(s) are required to be completed before the loan can be submitted:			
SEVERITY	ACTION REQUIRED	APPLIES TO	PORTAL SCREEN
Error	The applicant present address must be entered before the loan can be submitted.	Add Borrower	Full Application
Error	The applicant present address city must be entered before the loan can be submitted.		Full Application
Error	The applicant present address state must be entered before the loan can be submitted.		Full Application
Error	The applicant present address postal code must be entered before the loan can be submitted.		Full Application
Error	The applicant present address occupancy type must be entered before the loan can be submitted.	Add Borrower	Full Application
Error	The Applicant Mobile Phone must be provided before loan can be submitted.		Full Application
Error	Escrow Records Required.		Fees & Closing Cost
Error	Select Broker Compensation type (Lender or Borrower Paid compensation).		Fees & Closing Cost / Broker Compensation
Error	Provide banker/broker contact information.		Contacts
Warning	Warning. This loan is being submitted WITHOUT an Appraisal Fee.		Fees & Closing Cost
Warning	Warning. This loan is being submitted WITHOUT a Credit Report Fee.		Fees & Closing Cost
Error	Update Other Credits - "Purchase Credit Source Type" and/or "Other Credit Type" on the Qualifying the Borrower screen located in the Full Application section.		Full Application/Qualifying the Borrower/Other Credits

[Correct Loan Details](#)

Note: [Click here](#) for a complete list of Submission Stop errors and how to resolve them.