

MSHC Lender Reminders

- ✓ Loans submitted for ServiSolutions review must include **ALL** applicable checklist items to be eligible for purchase.
- ✓ All suspense conditions must be submitted at one time to Lender Online <https://lenders.ahfa.com>.
- ✓ Visit our website for the latest information.
 - Loan Delivery Turn Times: <http://servsol.com/lenders>
 - Lender Notices: <http://servsol.com/lenders/lender-notifications>
 - Subscribe for Lender Updates: <http://servsol.com/lenders>

Borrower's Name: _____

AHFA Loan Number: _____

Lending Institution: _____

Please list the Lender's primary contact for receiving/clearing suspense conditions below.

Contact Name: _____ **Phone Number:** _____

Email Address: _____

A. CLOSING PACKAGE - INCLUDE ALL ITEMS IN THE STACKING ORDER BELOW

***UPLOAD TO LENDER ONLINE (REQUEST FOR FUNDING PACKAGE 3 – A. CLOSING PACKAGE)**

- ServiSolutions Checklist with lender contact information listed
- Payment History- must include beginning/ending escrow balance and evidence all due payments/disbursements if applicable
- Copy of executed Note (**reference collateral standards at www.servsol.com/lenders**)- **with Addendum if applicable**
**endorsed to ServiSolutions, a department of Alabama Housing Finance Authority, without recourse*
- Copy of executed Down Payment Assistance Note
**endorsed to Mississippi Home Corporation, without recourse*
- Copy of Power of Attorney- **if applicable**
- Name Affidavit for all borrower's (**if applicable- reference collateral standards at www.servsol.com/lenders**)
- Copy of MERS MIN Summary for first mortgage
- Copy of MERS MIN Summary for DPA mortgage
- Copy of Warranty Deed
- Title Commitment - Short Form (FHA: include 12 mo. chain of title/Conv: include 6 mo. chain of title)
- Insured Closing Protection Letter
- Certified, executed copy of Deed of Trust for first mortgage with all applicable riders- (**if e-recorded, provide copy**)
- Certified, executed copy of Deed of Trust for DPA mortgage with all applicable riders- (**if e-recorded, provide copy**)
- Master Condo Policy (HO6 Policy AND Certificate of Property Ins.) with policy numbers- Liability Cert. will not be accepted as Master Policy
- PMI Certificate- **Conventional loans only, LTV > 80%**
- Provide verification of activated PMI
- Hazard Insurance Policy (12 mo. policy period) **with policy number**
- Life of Loan Flood Certification
- Flood Policy and/or Wind Policy with policy numbers- **if applicable**
- Property Tax Certification/Assessment- **must list next estimated amount due, next due date, and Tax Assessor's Parcel ID(s)**
- Copy of Lender's Payment Breakdown- **should NOT include ServiSolutions information**
- Copy of Leasehold Agreement- **if applicable**
- Initial Escrow Account Disclosure Statement- **must agree with final CD and first payment letter information**
- Copy of **initial** Closing Disclosure for first mortgage (including seller's CD)- **must meet TRID date requirements**
- Copy of **final** Closing Disclosure for first mortgage (including seller's CD) with executed addendums attached
- Copy of **initial** Closing Disclosure for DPA mortgage- **must meet TRID date requirements**
- Copy of **final** Closing Disclosure for DPA mortgage
- Fee Details Worksheet with points/fees test results- **no high cost loans permitted**
- Provide evidence of upfront MIP paid
- Lender's Closing Instructions to the Closing Agent
- UCD Feedback Certificate- **must show 'successful' and transferred to AHFA (26133)- FNMA loans only**
- Loan Closing Advisor Feedback Certificate - **must show 'satisfied'- FHLMC loans only**
- Copy of Amortization Schedule provided to borrower at closing
- Affidavit of Affixation (Form 5312)- **Manufactured Homes only- Govt. loans only**
- Copy of executed Form 5314- Surrender of Title- **Manufactured Homes only- Govt. loans only**
- All other documents executed at closing

B. CREDIT/APPLICATION PACKAGE - INCLUDE ALL ITEMS IN THE STACKING ORDER BELOW***UPLOAD TO LENDER ONLINE (REQUEST FOR FUNDING PACKAGE 3 - B. CREDIT / APPLICATION)**

- Appraisal with **color photos**- include all exhibits- must be completely legible and include a copy of the Appraiser's license
***UAD condition codes C5 and C6 and quality condition code Q6 are not acceptable. Conditions termed 'fair' / 'poor' are not allowed.
- Final Inspection (**color photos**) and evidence of clearance of all appraisal conditions- **if required by appraisal- Conv/USDA/VA**
- Final Inspection (**color photos**) by certified inspector or building permit and CO if appr. is subject to completion- **FHA only**
- Appraiser Certification printed out from the website www.ASC.gov - **Conventional loans only**
- Fannie Mae Appraisal Findings Detail/SSR Report- **Conv. loans only**
- Freddie Mac UCDP SSR- **required for all Conventional loans**
- Copy of CU Analysis for appraised property- **Conventional loans only, required only if risk score is not listed on SSR**
- Electronic Appraisal Delivery (EAD) results for FHA Connection Appraisal Logging (Success) - **FHA loans only**
- New Construction documentation per agency guidelines- (Certificate of Occupancy with correct home address, Builder's Certificate/Soil Treatment and Warranties signed, Completion of Construction signed, and Direct Endorsement to HUD/FHA signed by direct endorser)
- Conditional Commitment DE Statement of Appraised Value (HUD Form 92800-5B/6 pages), signed and dated by UW- **FHA loans only**
- Form RD 3555-18 - Conditional Commitment- **USDA loans only**
- Termite letter/Wood infestation report- **as required by appraisal, sales contract, or underwriter**
- VA 26-1820 - Report and Certification of Loan Disbursement- **VA loans only**
- Evidence of NOV (termite certification and Lenders Notice of Value/warranty documentation)- **VA loans only**
- Copy of repair escrow documentation and evidence of housing agency approval and final repairs- **if applicable**
- Automated Underwriter Findings indicating **Approve/Eligible and TDTI < 45%- Govt. loans only**
- Loan Product Advisor indicating **Accept/Eligible and TDTI < 45%- FHLMC Conv.**
- Copy of Home Possible Income and Property Eligibility screen for property address- **FHLMC only**
- GUS Findings indicating **Accept/Eligible- USDA loans only**
- 1008 Transmittal Summary signed by UW or HUD 92900-LT signed by UW
- VA 26-6393 - Loan Analysis- **VA loans only**
- Form RD 1980-19 - Guaranteed Loan Closing Report **OR** AGLS Electronic Submission Certification- **USDA loans only**
- Form RD 3555-21 - Request for Single Family Housing Loan Guarantee- **USDA loans only**
- Initial and final 1003 Loan Application with addendums for first mortgage, executed by all parties- **must list ULI number**
- Initial and final 1003 Loan Application with addendums for DPA mortgage, executed by all parties- **must list ULI number**
- Initial 92900A (signed by all parties, pgs.1-2) and Final 92900A (signed by all parties, pgs.1-4) - **Govt. loans only (VA 26-1802a)**
- Credit Report used for AUS results and copies of credit explanation letters as requested by AUS findings
- SSN for all borrowers passed data checks with OFAC and fraud reports - all red flags and/or warnings cleared
- Final Authorization to verify SSA (SSA-89) signed by all borrowers- **as required by AUS**
- Sales Contract and all addendums
- FHA Case Number Assignment- **FHA loans only**
- CAIVRS Certificate- **Govt. loans only**
- FHA Connection MIP Case Query (Success) listing MI paid- **FHA loans only**
- Written VOE- **as required per AUS**
- Paystubs, W-2's, 1099's for all borrowers- **as required per AUS**
- Executed tax returns- **as required per AUS**
- 4506T's executed by all borrowers at closing or most recent year's tax transcripts
- Verbal VOE (10 days prior to closing) with employer source certification
- VOD or bank statements- **as required per AUS and supporting reserves**
- Cancelled earnest money check
- Gift letter(s) with evidence of transfer and receipt of funds
- Third Party Verification of Employment
- LDP/SAM lists (must include all parties listed on CD or involved in loan transaction)- **required for individuals and company**
- Repayment Qualification Income Calculation (if not listed on 1008 or 92900LT)
- MSHC Conditional Commitment letter
- All other applicable credit documentation required to validate AUS findings

C. DISCLOSURES PACKAGE - INCLUDE ALL ITEMS IN THE STACKING ORDER BELOW***UPLOAD TO LENDER ONLINE (REQUEST FOR FUNDING PACKAGE 3 - C. DISCLOSURES)**

- Loan Estimate for first mortgage- **initial per TRID requirements, must include list of Settlement Service Providers**
- Loan Estimate for DPA mortgage- **initial per TRID requirements, must include list of Settlement Service Providers**
- Provide all applicable Change of Circumstance forms and copy of revised Loan Estimate(s)
- Electronic Transmission Consent Authorization **and** Compliance logs
- Acknowledgment of receipt of Home Loan Tool Kit
- Evidence of borrower's intent to proceed
- Borrower Rate Lock Agreement or copy of Mitas reservation confirmation
- Important Notice to Homebuyers HUD #92900B- **FHA loans only**
- Copy of For Your Protection: Get a Home Inspection Disclosure form- **FHA loans only**
- Copy of Informed Consumer Choice Disclosure Notice- **FHA loans only**
- Lead Paint Notice (for properties 1978 or older)- **FHA loans only**
- FHA Amendatory Clause (if not contained in the sales contract)- **FHA loans only**
- Real Estate Certification (if not contained in the sales contract)- **FHA loans only**
- Acknowledgment of receipt of RESPA/HUD approved counseling- **FHA loans only**
- List of Homebuyer Counseling Agencies (minimum of 10 agencies listed)
- VA 26-0592 - Counseling Checklist for Military Homebuyers- **VA loans only**
- Copy of electronic submission of Funding Fee- **VA and USDA loans only**
- VA 26-1880 Certificate of Eligibility- **VA loans only**
- Notice of Special Flood Hazard Disclosure- **if applicable**
- W-9 for all borrowers
- Privacy Notice Disclosure
- Fair Lending Credit Score Disclosure and/or ECOA Notice
- Credit Score Information Disclosure
- Appraisal Valuation Borrower Acknowledgement
- Affiliated Business Arrangement Disclosure- **if applicable**
- Patriot Act Disclosure and certification of borrower's identity (legible photo id, green card, visa **OR** lender's certification form)
- Copy of Homebuyer Education Certificate
- Copy of executed Quality Control Authorization and Certification
- PMI Disclosure- **Conventional loans only, LTV > 80%**
- All other applicable disclosures