



LOAN TRANSMITTAL SUMMARY

Preliminary Submission to Lender

Prepared by: Agent _____ Phone _____
Broker _____ Email _____

DATE: _____, 20____. Prepared by _____. Loan Application No. _____.

TO LENDER:

Name _____
Address _____
Phone _____ Cell _____

FROM LOAN BROKER:

Broker's Name _____
Address _____
Phone _____ Cell _____

Items left blank or unchecked are not applicable.

Borrower's name _____ Co-Borrower's name _____

1. Property Address

- 1.1 Type of Property: SFR, 2-4 units, condo (CID),
 (No. of units, sq. ft., project name, etc.) _____.
- 1.2 Occupancy: Borrower's principal residence, second home, rental tenants, non-rental investments,
 Borrower's trade or business use.
- 1.3 Valuation: Sales price \$_____. Appraiser's estimate \$_____.
a. Square footage (liveable/rentable) _____ sq. ft.
b. Sales price when last sold \$_____, date _____, 20_____.
- 1.4 Cross collateral _____.
- 1.5 Present marketability:
a. Resales: strong, average, weak.
b. Rental: strong, average, weak.
- 1.6 Property rights (trust deed lien): fee simple, leasehold.

2. Loan Amount \$_____

- 2.1 Interest rate (annual) _____%.
- 2.2 Monthly _____ payment of principal and interest \$_____.
- 2.3 Due date _____ months after closing.
a. Final/balloon payment amount \$_____.
- 2.4 Note is subject to §32 of Reg. Z and Cal-32 high-cost/high-rate disclosures.
- 2.5 Priority of the note's trust deed lien:
a. first lien, subject to Mello-Roos bonds, junior financing balance \$_____.
b. second lien, subject to Mello-Roos bonds. The first trust deed loan balance \$_____,
original amount \$_____, monthly payments \$_____, due date _____,
name of Lender _____.
- 2.6 Purpose of loan: purchase-assist, refi – no cash out, refi – cash out, or equity withdrawal.
a. Use of funds: personal, business or agriculture, investment, or home improvement.

3. Creditworthiness information:

- 3.1 Appraiser's name _____, License # _____,
Company name _____.
a. Level of property review: _____, exterior/interior, exterior only, no appraisal.
- 3.2 Loan-to-value ratio for this loan and any senior lien on closing _____%.
a. Loan-to-value ratio for first trust deed lien on closing _____%.
- 3.3 Impounds for taxes and insurance premiums do, or do not, exist on this loan.
a. On senior trust deed loan? yes, no.
- 3.4 Borrower's funds needed to close a purchase escrow \$_____.
a. Verified liquid assets of Borrower \$_____.
b. Source of Borrower's closing funds _____.
c. Cash reserves of Borrower after closing \$_____.

- 3.5 A guarantee does, or does not, accompany the note.
 a. If guaranteed, relationship of Guarantor to Borrower or co-Borrower _____
- 3.6 Cross collateral does, or does not, exist for this note.
 a. If cross collateralized, the type of property and nature of the security interest _____

- 3.7 The Borrower's occupation and employment status _____
 a. Professional licenses held by Borrower _____
 b. Borrower's highest level of education _____
 c. Borrower's length of time residing in community _____
 d. Borrower's civic positions or involvement _____

3.8 Borrower's credit score: _____.

- 3.9 Borrower's monthly expenditures for principal residence:
- | | |
|--|----------|
| a. First trust deed principal and interest | \$ _____ |
| b. Second trust deed principal and interest | \$ _____ |
| c. Hazard insurance | \$ _____ |
| d. Property taxes (and Mello-Roos bonds) | \$ _____ |
| e. PMI | \$ _____ |
| f. HOA fees | \$ _____ |
| g. Ground lease rent | \$ _____ |
| h. Other _____ | \$ _____ |
| i. TOTAL monthly expenditures on principal residence (Lines a. to h.) | \$ _____ |

Other obligations of Borrower:

- | | |
|---|----------|
| j. Negative cash flow (subject property if not principal residence) | \$ _____ |
| k. All other monthly payments made from Borrower's personal income | \$ _____ |
| l. TOTAL of all Borrower's monthly payments (Lines i., j., and k.) | \$ _____ |

3.10 Stable monthly income of Borrower:

	Borrower	Co-Borrower	TOTAL
a. Base income	\$ _____	\$ _____	\$ _____
b. Spendable income from rentals	\$ _____	\$ _____	\$ _____
c. Income from other sources	\$ _____	\$ _____	\$ _____
d. Positive cash flow (subject property if rented)	\$ _____	\$ _____	\$ _____
e. TOTAL income	\$ _____	\$ _____	\$ _____

3.11 Income ratios for Borrower:

- a. Total housing expenses as a percentage of total income _____% (Line 3.9i. divided by Line 3.10e.).
 b. Total of all payments as a percentage of total income _____% (Line 3.9l. divided by Line 3.10e.).

4. A fully developed loan package has been processed for your review should you be interested in the investment opportunity summarized in this transmittal.

Respectfully submitted for your review.

Date: _____, 20_____

Signature: _____