



USDA United States Department of Agriculture
Rural Development




GUS UNDERWRITING FINDINGS REPORT



Guaranteed Underwriting System

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Training Objectives

Underwriting Findings Report

- Underwriting Recommendation
- Underwriting Analysis Report
- Credit Report

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GUS UNDERWRITING FINDINGS REPORT

UNDERWRITING SUMMARY

Underwriting Recommendation: ACCEPT / ELIGIBLE

Property Eligibility	ELIGIBLE	Primary Borrower	
Income Eligibility	ELIGIBLE		
Loan Eligibility	ELIGIBLE	Submission Type	Final
Borrower Eligibility for:		Submission Date	12/22/2015
	ELIGIBLE	Submitted By	Richard
Loan Risk Evaluation	ACCEPT	Loan Status	Pending
Borrower Risk Evaluation	ACCEPT		

Lender Name: [REDACTED]
 Lender Tax Id: [REDACTED]
 USDA Assigned Branch Nbr: 001
 Lender Loan Number: 00010
 GUS Application ID Number: 154

MORTGAGE INFORMATION

LTV	101.8850%	Monthly PITI	\$719.14	Note Rate	3.875%
PITI Ratio	27.6592%	Other Monthly Debt	\$348.00	Loan Type	RHS
TD Ratio	41.0438%	Total Monthly Debt	\$1,067.14	Loan Term	360
Loan Amount	\$122,262.00	Amortization Type	Fixed	Loan Purpose	Purchase
Sales Price	\$118,500.00	Refinance Purpose	NA	Payment Shock	NA
Appraised Value	\$120,000.00	Cash Reserves	\$0.00	Months of Cash Reserves	0
Monthly MCC	\$0.00				
Temporary Buydown	No				

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Akridge, Jennifer	ELIGIBLE	Submitted By	Richard
Loan Risk Evaluation	ACCEPT	Loan Status	Pending
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GUS Underwriting Recommendation


Credit, Capacity, Collateral

Accept	<ul style="list-style-type: none"> • NOT a loan approval • Acceptable credit risk
Refer	<ul style="list-style-type: none"> • Human review required • Risk layers identified
Refer with Caution	<ul style="list-style-type: none"> • Human review required • Multiple risk layers identified
Ineligible	<ul style="list-style-type: none"> • Does not meet regulations • Cannot be submitted to USDA

Verify all data to support recommendation

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GUS Underwriting Recommendation

Property, Income, and Applicant

Eligible	<ul style="list-style-type: none"> • Meets regulatory requirements
Ineligible	<ul style="list-style-type: none"> • One or more regulatory requirements is not met
Unable to Determine	<ul style="list-style-type: none"> • Property cannot be located • System may be unavailable

Verify all data to support recommendation

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PROPERTY INFORMATION

Property Address: 607 N Osa St, Maron, L. 62959

Subject property is located in an eligible area.

PROPERTY ELIGIBILITY FINDINGS

There were no property eligibility findings issued.

INCOME ELIGIBILITY

County	Willamson
Metropolitan Area (MSA)	Willamson County
Number of People in Household	4
Is Loan Applicant or Co-Applicant age 62 or older?	
	No
Annual Medical Expenses	\$0.00
Medical Care Deductions	\$0.00
Number of Residents Under 18 Years Old, Disabled, or Full Time Students 18 Years of age or greater	
	2
Annual Child Care Expenses	\$0,000.00
Annual Allowable Child Deduction	\$960.00
Are there any Disabled Persons living in the household?	
	No
Annual Disability Expenses	\$0.00
Total Household Income	\$66,660.00
Allowable Adjustments	\$6,900.00
Adjusted Household Income (Round to nearest \$10)	\$59,760.00
Maximum Allowable Adjusted Household Income	\$76,050.00

INCOME ELIGIBILITY FINDINGS

There were no household income eligibility findings issued.

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LOAN/APPLICANT ELIGIBILITY

Loan Eligibility Finding(s)

There were no loan-eligibility findings issued.

Eligibility Finding(s) For [REDACTED]

CA/MS Number

SCORE

There is no eligibility finding for homeowner, joint.

Eligibility Finding(s) For [REDACTED]

CA/MS Number

SCORE

There is no eligibility finding for [REDACTED].

LOAN/APPLICANT RISK

Loan Risk Finding(s)

* 2008 - Late Credit Score: A review of the mortgage loan application reveals the following:


- [REDACTED] has a credit score of 0. Loan must be manually underwritten by the lender and submitted to RD for review. A credit exception listed in RD-1-2015 Chapter 10.8 must be received by the lender on the underwriting analysis if any instances of adverse credit are present on the credit report. Applicant provided documentation in support of an approved credit exception must be included in the manual submission to RD if applicable.

Risk Finding(s) For [REDACTED]

There is no risk finding for [REDACTED].


Risk Finding(s) For [REDACTED]

There is no risk finding for [REDACTED].



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GUS UNDERWRITING ANALYSIS REPORT

PROPERTY INFORMATION

Property Address	106 CEDAR BREEZE LANE, [REDACTED]	Estate Held In	Fee Simple
Property Appraised Value	\$120,000.00	RHS Thermal Indicator	
Sales Price	\$118,900.00	HUD Compliance Indicator	Yes
Purchase is	Existing	Property Type	Detached Housing
Type of Construction	On Site		


REPAYMENT INCOME

[REDACTED] Jennifer	
Base Employment Income	\$2,600.00
Overtime	\$0.00
Bonuses	\$0.00
Commission	\$0.00
Dividends/Interest	\$0.00
Other Income	\$0.00
Net Rental Income	\$0.00
Total Repayment Income	\$2,600.00



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EXPENSES

Housing Expenses

	Current	Proposed
Rent	\$0.00	
First Mortgage (P&I)	\$0.00	\$574.92
Other Financing (P&I)	\$0.00	\$0.00
Hazard Insurance	\$0.00	\$66.92
Real Estate Taxes	\$0.00	\$26.77
Annual Fee for First Year		\$50.53
Homeowner Association Dues	\$0.00	\$0.00
Other	\$0.00	\$0.00
Less Monthly Mortgage Credit Cert.		(\$0.00)
Total Housing Expenses	\$0.00	\$719.14

Other Expenses

Additional Expenses		\$0.00
Alterations, Improvements, Repairs (included in loan amount)		\$0.00
Liabilities		\$14,248.00
Liability Payments		\$348.00

FUNDS

Funds Required	\$1,520.10	Debts to Be Paid by Close	\$0.00
Subordinate Financing	\$0.00	Net Cash to Borrower	\$0.00
Available	\$1,520.10	Cash Reserves	\$0.00
Cash Back	\$0.00	Months of Cash Reserves	0

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CREDIT REPORT

Homeowner, John

Credit Report Status Complete
 Provider Name/Number of Request Equifax Test / 912
 Credit Report Type Joint / New
 Reference Number V9KCN1
 Date Issued 03/03/2017
 Date Last Updated 03/03/2017
 To View/Print credit report click here: [CREDIT REPORT](#)

Homeowner, Mary

Credit Report Status Complete
 Provider Name/Number of Request Equifax Test / 912
 Credit Report Type Joint / New
 Reference Number V9KCN1
 Date Issued 03/03/2017
 Date Last Updated 03/03/2017
 To View/Print credit report click here: [CREDIT REPORT](#)

The following credit score, as obtained by the credit agency selected by the user, was used as the indicator score:

Borrower	Credit Score	Credit Repository
Homeowner, John	No Score	
Homeowner, Mary	771	EXPERIAN

PREVIOUS NEXT PRINT CLOSE

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Borrower Name	Lender Loan Number	GUS Application ID Number	Most Recent Activity	Activity Timestamp	User
Homeowner, John	111222333	1496743	Requested Preliminary Submission	04/13/17 06:17:15 CDT	

GUS UNDERWRITING FINDINGS REPORT


Submission Sequence Nbr: 9; Last Update: April 13, 2017 6:17:15 AM Central Time

UNDERWRITING SUMMARY

Underwriting Recommendation: REFER / ELIGIBLE

Property Eligibility	ELIGIBLE	Primary Borrower	Homeowner, John
Income Eligibility	ELIGIBLE		
Loan Eligibility	ELIGIBLE	Submission Type	Preliminary
Borrower Eligibility for:		Submission Date	04/13/2017
Homeowner, John	ELIGIBLE	Submitted By	
Homeowner, Mary	ELIGIBLE	Loan Status	Pending
Loan Risk Evaluation	REFER		
Borrower Risk Evaluation			
Homeowner, John	ACCEPT		
Homeowner, Mary	ACCEPT		


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