Submitting a loan to underwriting through Calyx Point Version 4.3

Tip: To print this document, click (Print). To get a closer look at a screen, click (Zoom In) in the toolbar.

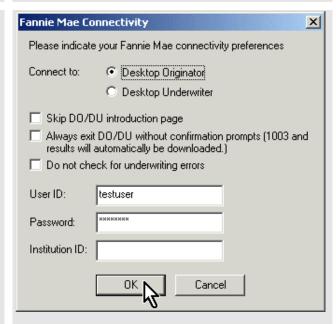
This document shows you how to work with a loan in Calyx[®] Point[®] and submit it to a sponsoring lender in Desktop Originator[®] (DOTM) for underwriting. It is not intended to walk you through the 1003 section by section, but rather to explain the overall process of creating and submitting a loan.

Step Screen File Edit Forms Verifs Track Lenders Services Interfaces Bor/Co-Bor Utilities Window Help 1. To access DO through Calyx Point, you Borrower First Last SSN must first indicate that you want to connect Conversation Log... Ctrl+L to DO. Click Utilities, then click Fannie Company Defaults Mae Connectivity. Escrow Tables Copy from Brw Mary 500-22-2000 **Note:** You only have to perform this setup E-Mail procedure once. The settings remain the Lenders in Point. Loan Rep same until you change them. If you have Processor ✓ Primary ☐ Secondary ☐ Loan Program already set up your system, go to Step 3. Point/DOS Directory.. Lien Pos 🔽 First CC Scenario Screen Colors... Web Browser... ☐ Purchase ☐ Construction Auto File Naming Construction-Permanent w/ MIP, FF 157,000 Auto MIN Generation... Zip Code Options. Note Rate 6.500 % Down pmt HE & OL 165,000 Display Field ID Ctrl+I Term/Due 360 / 0 Appr Value 157,000 Mon Pmt 992.35 Loan Amt Shortcut Bar Subject Property Present Address

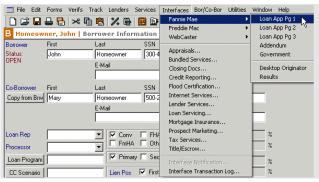
Artri 4220 E. Douglas Ave

Arter 4420 E. Douglas

- 2. The Fannie Mae Connectivity screen appears.
 - a. Make sure **Desktop Originator** is selected under "Connect to."
 - b. Choose the settings that work best with your workflow:
 - If you select Skip DO/DU introduction page, when you click the Desktop Originator tab, you go directly to DO and bypass the DO with Calyx Point resources web page.
 - If you select Always exit DO/DU without confirmation prompts, you will not receive a warning message each time you exit DO and return to Calyx Point, and the system will automatically download any changes made to the 1003 back to Calyx Point when you exit DO/DU. Any findings associated with the loan will also be automatically downloaded.
 - Important: If you do not select this option, you can choose not to download changes when you return to Calyx Point. If you select this option, any changes you make in DO/DU will always be automatically downloaded and will overwrite the data in Calyx Point.
 - If you select **Do not check for underwriting errors**, the system will not check some of the fields required for underwriting when sending the loan to Fannie Mae.
 - Important: If you do not select this option, the system will prompt you if some of the fields required for underwriting are not complete. You can then either fix the problem or continue and submit the loan to DO.
 - c. Specify your DO user ID and password and click **OK**.



3. Open the desired Calyx Point file. In the menu bar, click **Interfaces**, select **Fannie Mae**, then **Loan App Pg 1**.



Screen

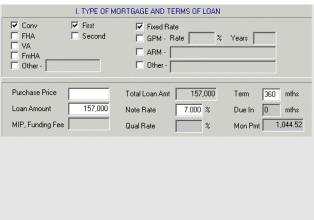
4. Enter the type of mortgage and terms of loan.

Note: For balloon loans, select the **Fixed Rate** amortization type. For a 30/15
balloon loan, enter the Term as **360** and the
Due In as **180**. (You will also need to mark
the **Balloon** check box on the Fannie Mae
Addendum screen. Also note that Buydown
or ARM loan information should also be
completed on the Fannie Mae Addendum
screen.)

 For a typical rate/term refinance, be sure to mark the No Cash-Out Refi check box under the Purpose of Loan category and select Limited Cash Out Rate/Term from the Purpose of Refinance list.

For investment loans, complete the Gross Rent and Occupancy Rate fields located on the Investment Information screen. To display the Investment Information screen and enter this information, click **Forms**, **Borrower Information**, then click the **Investment** button located at the bottom of the screen.

Use the Existing Lien field to enter the balance of the existing lien for refinances, including Construction-to-Permanent loans.



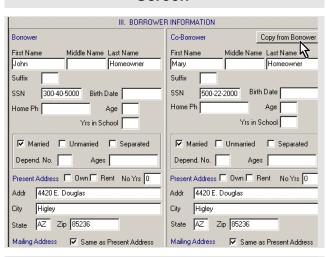
	t Property					County		
Street	1120 2: 0 013/101110:							700000000000000000000000000000000000000
City	Higley		St AZ	Zip 8523	6	No Units	1	Year Built
Legal (Description							
Purpos	e of Loan				Propert	y will be:		
	rchase	Second 2003 11 100 21	ruction			Primary		
1000 (S 0727)	sh-Out Refi Cash-Out Refi	The state of the s	No.	- Permanent		Secondary nvestment	Gross	Rent
IV NO	Castrout neii	☐ Other	-1			rivesuileni	Occu	p. Rate (%)
K.C	to refer to a con-							
If Cons	struction Loan:	<u></u>				<u></u>		
If Cons Period	struction Loan: mths 0	OR _	days	Calendar	Int R	ate	_ %	Req Rsv
Period	mths 0			Calendar Lot Value (a		ate mts (b)	— % Total (a	
	mths 0							
Period Yr Aqd	mths C Original Cost							
Period Yr Aqd	mths 0 Original Cost	Existing	Lien	Lot Value (a	i) Impy	rmts (b)		
Period Yr Aqd	mths 0 Original Cost	Existing	Lien	Lot Value (a) Imp	rmts (b)		

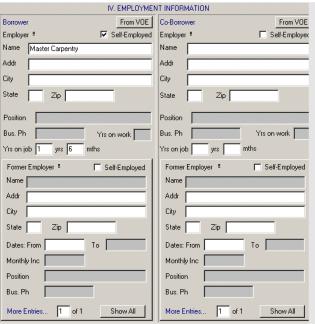
- 6. Enter the borrower's marital status and present address, then, if the borrower is married, click **Copy from Borrower** to enter the co-borrower's address information. Any information already entered into Borrower or Prospect files transfers to the other screens, so if data has been entered in those files, some or all of the fields may already be filled in.
- 7. Enter employment data. If the borrower is self-employed, click **Self-Employed**.

Important: If the borrower or co-borrower does not receive direct compensation for employment, be sure to leave the employment fields blank.

If the borrower or co-borrower currently has a second job, enter it in the Former Employer section. In the From field, enter the month, day, and year in two-digit format (for example, 01/01/03), or enter the date with a four-digit year (for example, 01/01/2003). In the To field, enter the word present.

8. Open Page 2 of the Fannie Mae Loan Application by clicking **Page 2** at the top of the screen.



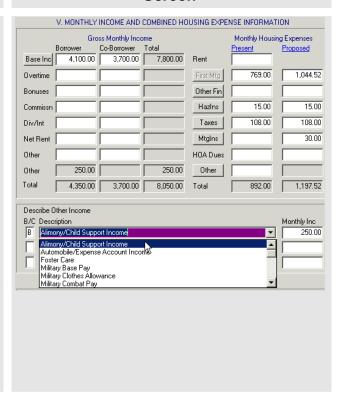


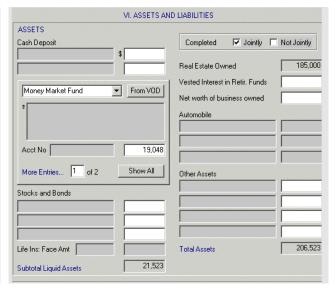


- 9. Enter the necessary data about the borrower's monthly income at the top of the screen.
 - The Base Income field should include income from the borrower's primary job, along with any income that the borrower receives from second jobs that you entered in the Employment screen.
 - The Other field shows the rolled-up total of the amounts entered in the Describe Other Income section of the screen. To place an amount in the Other field, you'll first need to scroll down to the Describe Other Income section and enter the data there. Type a B for borrower in the B/C field. Make sure to select a description from the Description list: do not type a description. Enter the amount in the Monthly Inc field.
- 10. In the upper-right corner of the Assets and Liabilities section, indicate whether the application is being completed **Jointly** or **Not Jointly**.

Refer to the *Calyx Point User's Guide* for detailed instructions for entering assets.

Important: You must select an asset type for every asset. To do this, use the list box to the left of the From VOD button. If you do not select an asset type, a message appears when you try to submit the loan.





11. We recommend that you request a credit report now and allow the system to copy the liabilities from the credit report to the loan application. To start the credit request, click the **Desktop Originator** tab.

Note: If you have not yet named your Calyx Point file, you must do so before you request credit. In the menu bar, click **File** then click **Save As**. Enter the file name you want to use, then click **OK**.

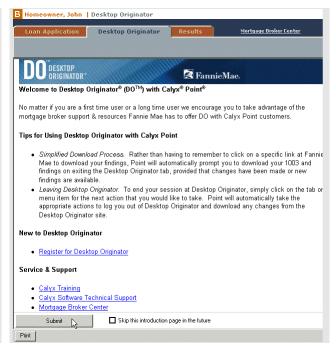
12. The Welcome to DO with Calyx Point screen appears. Click **Submit**.

13. The Fannie Mae Login screen appears. Enter your user ID and password for logging in to DO, then click **OK**.

Tip: If you do not want to re-enter your password each time you log in to DO, click **Save Password** to put a check mark in the box.

Wait a few seconds as Calyx Point opens your Web browser and connects you to DO.





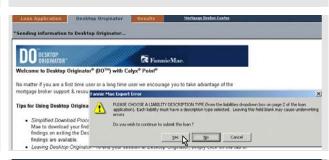


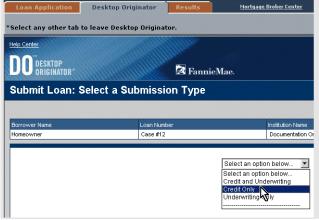
- 14. If any underwriting data is incomplete, a message appears. You can return to the loan and correct the problem or continue.
- 15. The Select a Submission Type screen appears. In the list box, click **Credit Only**.

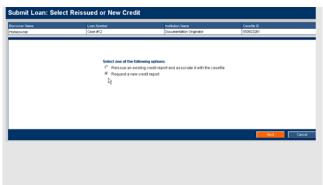
Note: If you want to submit the loan to credit and underwriting at the same time, click **Credit and Underwriting**. The system will present you with all of the information you need to perform both tasks.

16. The Select Reissued or New Credit screen appears. Click Request a new credit report, then click Next.

Note: If you have already ordered a credit report for the borrowers outside of the system, click Reissue an existing credit report and associate it with the casefile. You will later be prompted to enter a reissue number for the existing report.

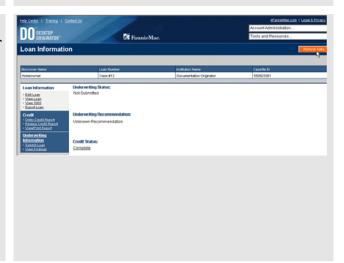






- 17. The Order a New Credit Report screen appears. Take the following steps:
 - Select a credit information provider from the Credit Agency list and enter your account number and password for the provider you selected.
 - **Tip:** Your entries in the Credit Agency, Account Number, and Password fields will remain the same until you change them.
 - b. To copy liabilities from the credit report to the 1003, click **Yes** to auto-populate liabilities. If you click **No** to not auto-populate the liabilities, the credit findings will not download into Calyx Point.
 - c. Verify that you are requesting the correct report type (Joint or Individual). To order joint credit, click Yes and verify that a check appears in the check box for the borrower and co-borrower. To order individual credit reports, click No and verify that a check appears in the check box for the appropriate borrower.
 - **Note:** You can skip this step if there is only one borrower on the loan.
 - d. When you have finished setting up your credit request, click **Submit**.
- 18. You are returned to the Loan Information screen so that you can check on the status of your credit request. To update the information on this screen, click **Refresh**Data. When the credit report has been retrieved, the Credit Status for the loan changes to Complete. Once a credit report is retrieved within DO, it is always available, and there is no need to request another report for the loan (unless you later change critical borrower data, such as the borrower's name or Social Security number).





- 19. To send the credit report back to Calyx Point for further processing, click the **Results** tab. A confirmation message allows you to continue and download the credit report, click **Yes**.
- 20. To review and print the credit report, double-click on the report.

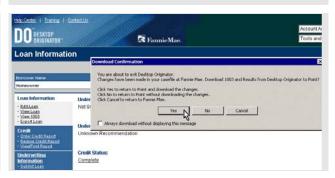
21. Click **Loan Application** tab and scroll to the liabilities section in the 1003. The liability data from the credit report is now available for you to edit.

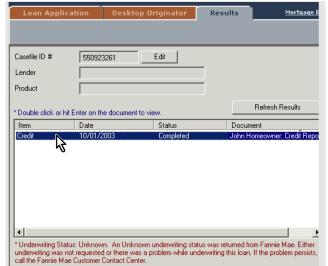
Use the list box to make any necessary changes to the liability type. You do not need to change the entry in the R/L(I)/M field, because DO does not use this information.

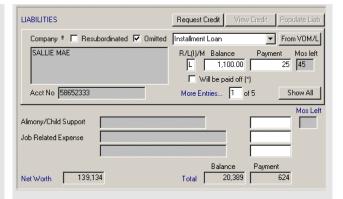
Note: Installment and revolving debts with ten or fewer payments remaining are not included in the DO debt ratio calculations. Therefore, you do not need to delete them from the liabilities section.

At this time, you can also add any liabilities disclosed by the borrower that did not appear on the credit report.

For more information about editing liabilities, refer to your *Calyx Point User's Guide*.





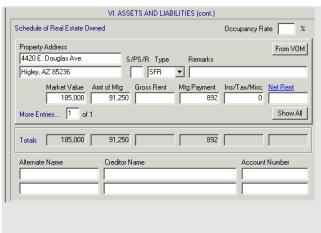


- 22. Click **Page 3** at the top of the screen.
- 23. For a refinance transaction, check the Schedule of Real Estate Owned section at the top of Page 3 to make sure the address of the subject property appears exactly as it does in the subject property address fields on Page 1 of the Fannie Mae Loan Application.

For example, if the subject property address on Page 1 is 123 University Avenue and the property address on Page 3 is 123 University Ave, the submission will not be successful. The two must match exactly.

Note: An R in the S/PS/R field indicates that the property is a rental. If the property will be retained, leave this field blank, unless it is a rental. (For example, you would leave this field blank if the property is a second home.) For detailed instructions for completing the Schedule of Real Estate Owned section, refer to your *Calyx Point User's Guide*.



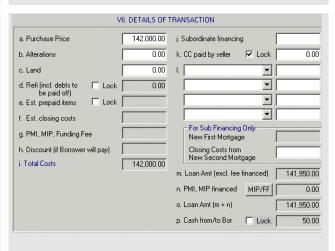


24. Make any necessary changes in the Details of Transaction section.

Line D includes debts that you marked as "Will be paid off" on Page 2, including any mortgages that are pending sale. For properties that are pending sale, check the **Lock** box on Line D, then subtract the corresponding mortgage balances from the total in Line D.

Use the four rows under Line L to list amounts that have already been paid by the borrower. Enter each type of payment in a different row. For each entry, select the appropriate option from the list box, then enter a positive dollar amount in the field to its right. For example, to show borrower paid fees of \$750, select **Borrower Paid Fees** from the list box, then type **750**.

Important: Do not enter any minus (-) signs in the Details of Transaction section. The system automatically evaluates each entry, determines whether it should be positive or negative, then transmits this information accordingly to DO.



25. Now you are ready to complete the Fannie Mae Addendum. Click **Addendum** at the top of the screen. The Fannie Mae Addendum screen appears.

Make sure that all of the basic loan data fields in the top half of the screen are filled in. If you already entered the information in another screen, it will transfer here. Fill in any missing data.

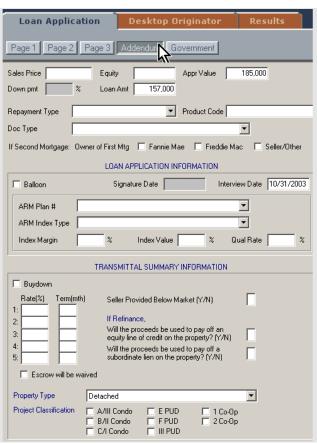
Tip: Blank fields can result in error messages when a file is submitted to Fannie Mae for underwriting. The fields accidentally left blank most often are Property Type and Interview Date. Be sure to enter the necessary data into both of these fields.

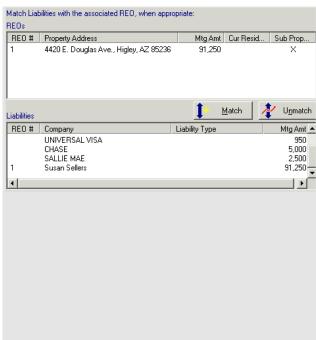
26. To match properties with their mortgages, scroll down to the REOs/Liabilities section. Select the first property listed under REOs, then click the mortgage listed under Liabilities that corresponds to that property.

Click **Match**. The system places a 1 next to the property and the corresponding mortgage.

Continue matching until all properties have numbers next to them. (An exception would be if a property were held free and clear of any liens.)

Note: You can complete this process only if you requested a credit report in Step 15. If you did not do this, you will need to match the mortgages and properties later, when you are working in DO.

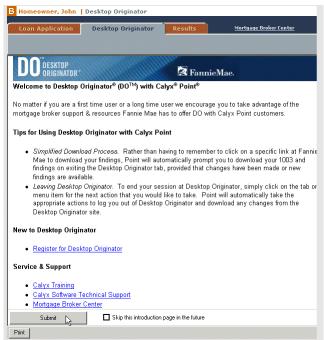




- 27. Now you are ready to submit your loan for underwriting. Click the **Desktop Originator** tab.
- 28. The Welcome to DO with Calyx Point screen appears. Click **Submit**.

- 29. If any underwriting data is incomplete, a message appears. You can return to the loan and correct the problem or continue.
- 30. The Select a Submission Type screen appears. In the list box, click **Underwriting Only**.







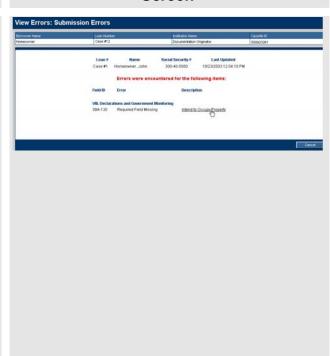


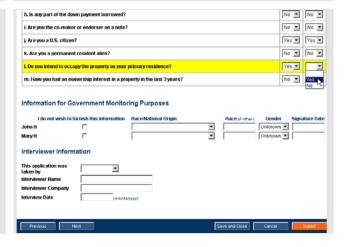
31. If required data is missing or incorrect, an error message appears. To correct the problem, click the link for the missing or incorrect data in the error message. If no problems are encountered, go to Step 36.

Important: DO saves your changes only when you submit a loan (to either credit or underwriting). If you exit from a loan in DO without performing a submission, any changes you made since the last submission will be lost. Therefore, if the error message informs you that errors occurred in multiple sections of the 1003, you will need to correct all of the problems before you continue. To be sure you remember all of the errors, you might want to print the error screen before continuing. In your browser's menu bar, click **File** then click **Print**.

32. When you click on an error link, DO takes you to the section in the 1003 where the problem occurred. The missing data is highlighted in yellow. Enter the missing 1003 data.

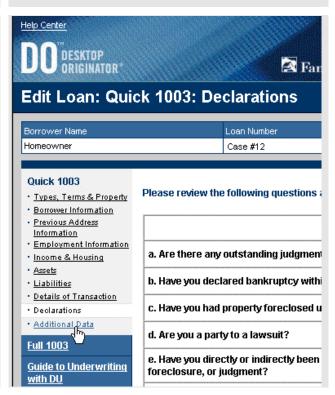
Note: The 1003 screen you see at this point is part of the DO application.

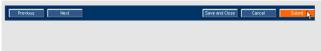




33. If errors occurred in multiple sections in the 1003, click the name of another section in the navigation bar (located on the left side of the screen). DO takes you to that section so you can continue entering any missing data.

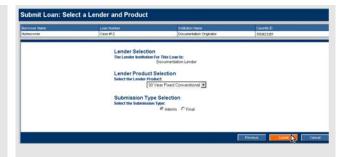
- 34. When you have finished entering the missing data, scroll to the bottom of the screen and click **Submit**.
- 35. The Select a Submission Type screen appears. In the list box, click **Underwriting Only**.







- 36. The lender and product selection screen appears. Take the following steps:
 - a. Select the sponsoring lender to whom you want to submit the loan.
 - **Note:** You will not be able to perform this step if you have already submitted the loan to a sponsoring lender. Once you submit a loan to a sponsoring lender, you cannot select a different lender without first obtaining a release from the original lender.
 - b. After you select a lender, the products offered by that lender appear in the Lender Product Selection list box. Select the product you want to use.
 - c. Select the type of submission you want to perform. The submission type denotes the party that controls the Form 1003 data in the electronic loan file. You have two choices:
 - If you want to retain control of the Form 1003 data and continue making changes to the data after the submission is complete, select Interim.
 - If you are ready to deliver the hard-copy loan file to your sponsoring lender and you want to transfer the control and editing rights of the Form 1003 data to the lender, select **Final**.
 - d. Click **Submit** to request an underwriting recommendation.
- 37. You are returned to the Loan Information screen so that you can check on the status of your underwriting request. To update the information on the Loan Information screen, click **Refresh Data**. When the underwriting findings become available, the underwriting recommendation appears as a link under Underwriting Recommendation.





Step Screen 38. To send the underwriting findings and your changes back to Calyx Point for further processing, click the Results tab on the Calyx Point screen. A confirmation message allows you to download any changes, click Yes. 39. To review and print the Underwriting Findings report, double-click the report. 550923261 Documentation Originator Lender Product 30 Year Fixed Refresh Results Double click or hit Enter on the document to view. Date Document Fannie Mae Underwriting

© 2003 Fannie Mae. All rights reserved: DO is a trademark of Fannie Mae. Calyx and Point are registered trademarks of Calyx Software.