Broker Mini-TRID Submission
Initial Loan Estimate

BROKER INFORMATION			
Company Name		Loan Officer Name	
Branch City & State		Loan Officer NMLS	
Contact Phone		Loan Officer Email	
Third Party Processor	☐Yes ☐No	If Yes, Processor NMLS	
Processor Name		Processor Email	
Compensation Type	☐Lender Paid ☐Borrower Paid	Account Executive	

BORROWER INFORMATION			
Borrower 1 Name		Borrower 2 Name	
Email		Email	
Borrower 3 Name		Borrower 4 Name	
Email		Email	
Title Vested, Non-Borrower 1 Name		Title Vested, Non-Borrower 2 Name	
Email		Email	

PROPERTY & LOAN INFORMATION			
Subject Street Address			
City, State, Zip			
Value /Purchase Price	/	Property Type	
Base Loan Amount		Loan Purpose	
Interest Rate		Occupancy	
Amortization		Est. Closing Date	
Loan Product Type		Loan Term	
Escrows Included	☐Yes ☐No	PMI/UFMIP/FF options, as applicable	
Rate Lock Submitted	☐Yes ☐No	If Conv PMI - Mid FICO Score Required	
If Yes, Reference			

REQUIRED DOCUMENTATION			
☐	1003 Loan Application, Signed & Dated by LO	☐	Signed Pre-Disclosure TRID Broker Certification
☐	Pg 2 – Fee Worksheet	☐	FNMA 3.2 File uploaded to Initial Request Ticket
☐	Renovation Fees pg 2, if applicable	☐	Rate Lock Confirmation, if loan is locked

IMPORTANT INFORMATION			
REMN will disclose the following Standard Fees, as applicable:			
Section B	• Flood Cert: $10 • UFMIP/FF/Gurantee/PMI • Texas Doc Prep Fee $150 • NY Lender Attorney Fee $900 • Tax Service Fee: $83 (Conv Only) • FNMA HomeStyle Inspection: $200/draw • FHA Limited 203k Inspection: $300 • Appraisal: $500-$750 see pg 2 • All Renovation Loans ○ Title Update Fee: see pg 2	**Section C**	• All Title and Closing/Settlement Fees • VA Loans w/Appraisal – Termite: Broker Estimate • Standard 203k Consultant: see pg 2 • FNMA HomeStyle Feasibility Study: see pg 2
		Section E	• Recording Fees (per Linear Title & Closing Quote) • Transfer Taxes (per Linear Title & Closing Quote)
REMN will disclose the following Service Providers, as applicable for the Service Provider List:			
Title, Closing/ Settlement	Linear Title & Closing	**Termite**	Housemaster (https://housemaster.com)
HUD Consultant	HUD Consultant per State (lookup here)	**Engineering Cert (Mfr Home)**	Harrison Engineering (www.foundationcerts.com)
Notes			

VA Purchase Loans - Funding Fee unless otherwise specified:
• REMN will assume 1.25% - 2.15% FF based on LTV for
  ○ Regular Military
  ○ 1st time use Other:
		REMN Standard UW/Commitment Fee:
		• $895, with option to buy-out at rate lock
		• $895 FHA Streamline/VA IRRRL
		**Fee is waived on all REMN to REMN Streamlines & IRRRLS	

REMN WS will not accept any Initial Loan Estimate Request if more than 24 hours has elapsed since Broker receipt of Borrower's application as defined by applicable Regulation(s)

REMN WHOLESALE

Broker Mini-TRID Submission
Fee Worksheet

Section A - Origination			
LENDER PAID COMPENSATION		**BORROWER PAID COMPENSATION**	
Broker's Compensation %	%	Broker's Origination Fee	
Discount Points %		Credit for Rate	
Application Fee		Processing Fee	
Underwriting Fee Buyout	☐Yes ☐No	Other:	

Section B – Required Services Borr Cannot Shop For			
Credit Report Fee:		Other:	
Third Party Processing Fee:		Other:	
Appraisal Fees* (All Loans)	• Primary SFR: Conv $525; Jumbo $850; FHA/USDA $525 • Primary 2-4 Unit: Conv $700; Jumbo $900; FHA/USDA $700	• Renovation: SFR $675; 2-4 Unit $800 • Investment: SFR $650; 2-4 Unit $750	

*AK/HI: Add $200

Section C – Required Services Borrower Can Shop For		
Type in Fee Name	Fee Amount	Service Provider Name & Contact Information
Note –Important Information for REMN Default Services, Fees and Providers on pg 1		

Section F – Prepaids			
Escrow Type	Escrowed Y/N	Annual Amount	Notes:
Hazard Insurance	☐Yes ☐No		**Escrows may <u>not</u> be waived if any of the below apply:** - Property requires Flood Insurance; - LTV is over 80% (90% in CA); - Loan includes monthly PMI payment; - FHA, VA, USDA
County Taxes	☐Yes ☐No		
City Taxes	☐Yes ☐No		
School Taxes	☐Yes ☐No		
Flood Insurance	☐Yes ☐No		Loans with escrows will be disclosed with 3 mos reserves for insurance & 5 mos reserves for taxes.
Other	☐Yes ☐No		

Section H - Other			
Type in Fee Name	Amount	Type in Fee Name	Amount

Renovation Loan Information – MUST complete below, or provide Renovation Max Mortgage Worksheet			
Description	**Amount**	**Required for:**	**Notes:**
Estimated 'As-Completed' Value		All renovation loans	
Approximate Cost of Repairs		All renovation loans (FHA 203k and FNMA HomeStyle)	Labor and Materials only
Number of Draw Inspections		Standard 203k & HomeStyle Loans	Up to 5 allowed.
Permit Fees, if applicable		Loans with renovations that require a permit	Broker to provide estimate
Architect & Engineering, if applicable		Loans where the consultant requires Architectural/Engineering reports	Not allowed on Limited 203k. Allowed on Standard 203k or HomeStyle only.

Renovation Loan Type	Additional Required Fees & Services:	REMN Default Fees:
FHA Standard 203k	• HUD Consultant • Title Update Fees • Inspection Fees	• HUD Consultant: Per Fee Schedule Below • Title Update: $150 [1] • HUD Consultant Inspection: $350
FHA Limited 203k	• Title Update Fees • Inspection Fees	• Title Update: $150 [1] • Appraiser Inspection $200
FNMA HomeStyle	• Feasibility Study (if repairs > $15,000) • Title Update Fees • Inspection Fees	• HUD Consultant: Per Fee Schedule Below • Title Update: $150 [1] • Appraiser Inspection $200/Draw
HUD Consultant Fee Schedule	• $400 for repairs less than $7,500.00 • $500 for repairs ≥ $7,501 and ≤ $15,000 • $600 for repairs ≥ $15,001 and ≤ $30,000 • $700 for repairs ≥ $30,001 and ≤ $50,000	• $800 for repairs ≥$50,001 and ≤ $75,000 • $900 for repairs ≥ $75,001 and ≤ $100,000 • $1,000 for repairs over $100,000 • Additional $25 per Dwelling Unit

[1] All States except: AR, SD, WV, WY ($175); VT ($180); HI, ND ($250)