

Disclosures Required for Submission



Required by Processing Prior to Initial Underwriting:

- Compliant Loan Estimate - that will be reviewed by the GMFS Disclosure desk
- Service Provider List
- E-Delivery Consent form signed
- Privacy Notice
- Mortgage Loan Origination Agreement (on brokered files)
- Borrower's authorization
- Intent to proceed
- Credit score disclosure (with credit report)
- List of Housing agencies disclosure
- GMFS Ability to Repay Disclosure
 - In the state of Illinois correspondent clients are required to submit
 - Borrower information document
 - In the state of Illinois broker clients are required to submit these 3 required disclosures.
 - Loan brokerage agreement
 - Illinois loan brokerage disclosure statement
 - Illinois borrower information document

Additional Disclosures needed by GMFS prior to closing package being issued:

These documents are generally obtained by the CRR if necessary but are not required prior to initial underwriting:

- Flood Disclosure
- Anti-Steering disclosure (if locked lender paid compensation)
- Patriot Act Disclosure
- PMI Disclosure (if necessary)
- Alabama loans – Right to Choose Insurance disclosure
- Georgia loans – Attorney Preference Disclosure
- Mississippi loans – Mississippi Mortgage Origination Agreement
- Encompass E-Consent Accepted prior to CD being issued – GMFS sends this to the borrower so we are allowed to send them the CD electronically.
- ECOA disclosure and "Your Home Loan Toolkit" disclosure are part of the Closing fee sheet. Client acknowledges that they gave the borrower those disclosures by signing the fee sheet.