





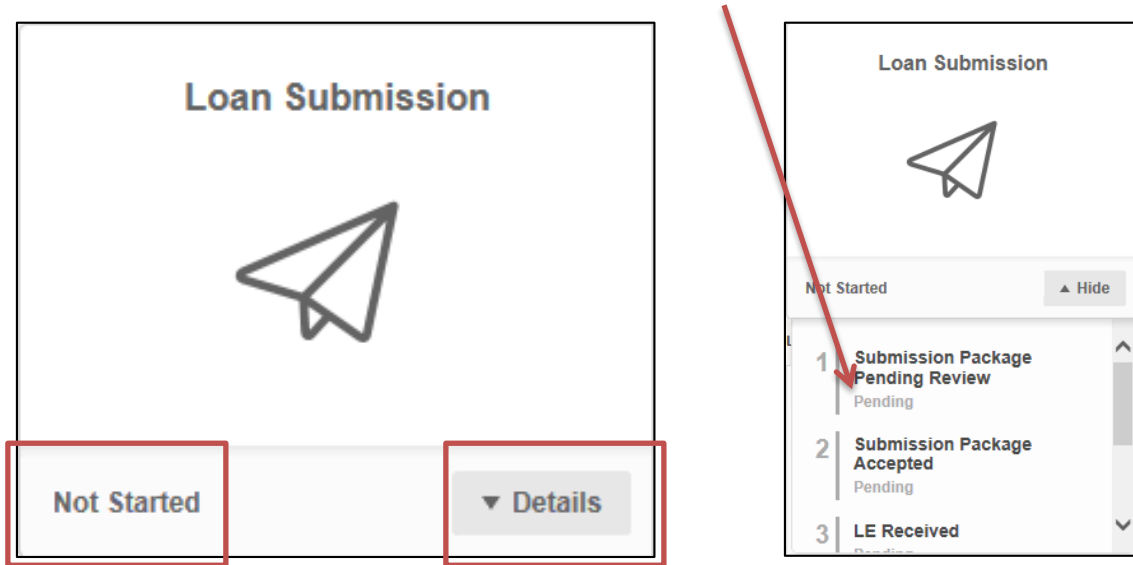


Loan Status Toolbar in MORRIS

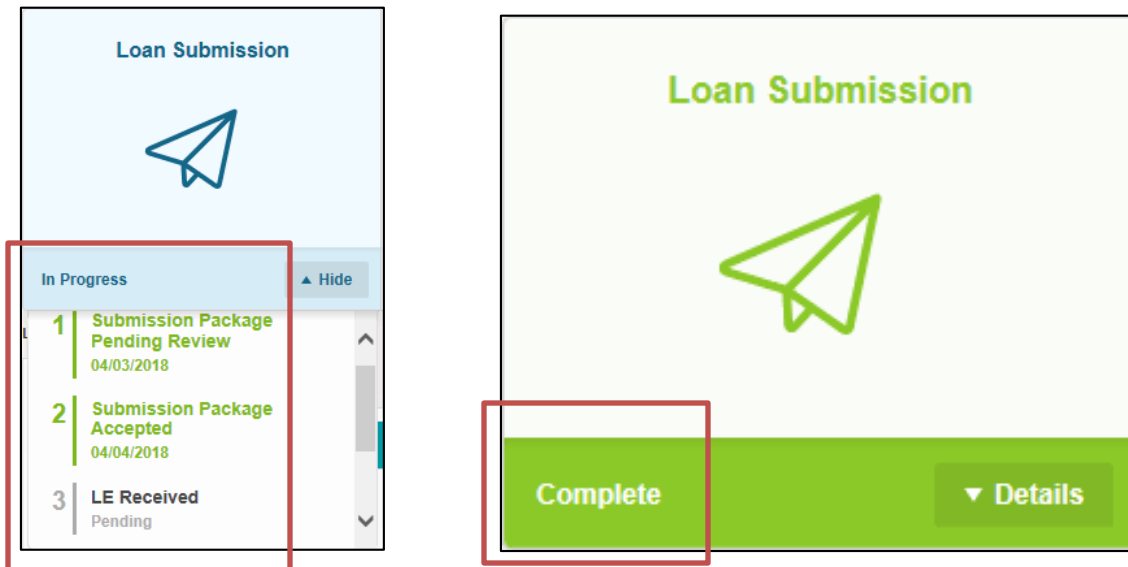
- The Loan Status Toolbar is divided into 6 sections as shown below:

Loan Submission 	Underwriting 	Appraisal 	Closing Disclosures 	Final Underwriting 	Loan Closing 
Not Started ▼ Details	Not Started ▼ Details	Not Started ▼ Details	Not Started ▼ Details	Not Started ▼ Details	Not Started ▼ Details







- Each section will indicate **'Not Started'** at lower left until a Milestone in that section is initiated
- Click the **'Details'** drop down menu at lower right of each section to display the list of Milestones
- Each Milestone will indicate Pending until it has been initiated and completed



- When the first Milestone is initiated the section will turn **Blue** and indicate **'In Progress'** at lower left
- When a Milestone is completed, the Date of Completion will display and the description will turn **Green** while the remaining incomplete Milestones will continue to indicate Pending until completed
- When all Milestones have been completed the entire section turns **Green** and indicates **'Complete'** at lower left



- Each section will progress from 'Not Started' (Gray) to 'In Progress' (Blue) to 'Complete' (Green) until the loan closes and all sections are 'Complete' (Green)
- The Loan Status Toolbar will enable the ability to know the status of a loan at a glance without having to wait for an email response from a Fremont Bank Processor or AE

Loan Submission 	Underwriting 	Appraisal 	Closing Disclosures 	Final Underwriting 	Loan Closing 
Complete ▼ Details	In Progress ▼ Details	In Progress ▼ Details	Not Started ▼ Details	Not Started ▼ Details	Not Started ▼ Details

IMPORTANT INFORMATION:

Milestone Definitions

• Loan Submission

- Submission Package Pending Review – Date file is uploaded and awaiting the Fremont Bank submissions group to register/RESPA the loan
- Submission Package Accepted – Date Submissions Group begins registering the uploaded file
- RESPA Complete – Date Submission Group finishes registering the file and places in line for Initial Underwrite (only gets placed in line if 'Full File Received')
- LE Sent / Revised LE Sent – Date the LE is emailed to borrower for acknowledgement
- LE Received / Revised LE Received *Estimate – Meant to indicate the date borrower(s) acknowledge(s) the LE, but will indicate *Estimate per the following:
 - Received date automatically populates at the same time as the Sent date with the date of the TRID waiting period expiration
 - The correct acknowledgement date will populate when the borrower(s) acknowledge (s)
 - **Please reference the 'Confirming Borrower(s) have Acknowledged Disclosures' help sheet to avoid confusion**
- Full File Received – Date the full file is received whether same day as 'RESPA Complete' or later

• Underwriting

- In Underwriting Que – Date file is placed in que for initial underwrite which starts the clock for the quoted underwriting turn time
- Conditional Approval – Date underwriter issues CA and passes file back to FB Processor to send out written disposition
- Conditions in U/W Review – Date FB Processor puts U conditions in the U/W que for review which starts the clock for quoted condition review turn time
- Counter Offer Sent – Date will populate if underwriter dispositions the file with a Counter Offer versus a Conditional Approval
- Notice of Incomplete Sent – Date will populate if underwriter dispositions the file with an NOI versus a Conditional Approval

- **Appraisal**

- Appraisal 1 Ordered – Date FB Appraisal Dept. places order received via MORRIS
- Appraisal 1 Completed – Date FB Appraisal Dept. finishes internal review and posts the report to MORRIS
- This section will display the Order and Completion Dates for up to 3 appraisal orders, to include 442 re-inspections, 1007 rent surveys, second appraisals, etc.
- **To access specific dates related to the Appraisal order progress click on the Appraisal tab below the Toolbar:**

Type	Status	Ordered Date	Inspection Scheduled Date	Appraisal Due Date	Appraisal Received Date	Appraisal Completed Date
1004_05 Residential Appr Rpt	Ordered	02/28/2019	03/04/2019	03/07/2019	03/04/2019	

- Appraisal Due Date – Date Fremont Bank is scheduled to receive it from appraiser
- Appraisal Received Date – Date Fremont Bank actually receives it from appraiser
- Appraisal Completed Date – Date Fremont Bank finishes our internal review and posts the appraisal report to MORRIS

- **Closing Disclosures**

- Initial CD Sent/ CD Redisclosure Sent – Date a CD is sent to borrower(s) to acknowledge
- **Initial CD Received / CD Redisclosure Received *Estimate** - Will indicate ***Estimate** per the following:
 - Received date automatically populates at the same time as the Sent date with the date of the TRID waiting period expiration
 - The correct acknowledgement date will populate when the borrower(s) acknowledge(s)
 - **Please reference the ‘Confirming Borrower(s) have Acknowledged Disclosures’ help sheet to avoid confusion**

- **Final Underwriting**

- Final Approval Issued – Date underwriter issues Final Approval and passes file back to the FB Processor to send out written disposition

- **Loan Closing**

- Docs Requested – Date FB Processor puts file in line for docs
- Docs Drawn – Date FB Doc Drawer begins preparing the docs
- Docs Sent to Escrow – Date FB Doc Drawer completes doc preparation and sends to Escrow
- Funding Package in Review – Date FB Funder is assigned to review the package and send outstanding PTFs to Escrow/Broker
- Cleared for Funding – Date all PTF conditions have been signed off by FB Underwriter/Funder
- Funded – Date wire is sent to Escrow