

Underwriter:

Approved -> Loan approved to submit to the lender

Denied -> After the conversation with the LO, the loan not moving forward.

Not accepted -> When there are not enough docs to underwrite the file.

Suspended -> Conditions needed to approve.

Do NOT complete:

Servicing

Rescinded

NOTE: We are not using these critical dates for our process as of now.

Loan Officer:

Prospect/ Lead -> Lead Received

Prequalified

PreApproval

Application Taken

Borrower Submission

Processing -> The date when the loan is approved with conditions from the external UW.

Registered -> Register the loan at a lender.

Initial Submission -> LO submission to internal underwriting.

Condition Submission -> Advising internal UW that conditions have been uploaded.

CTC -> External UW.

Estimated Closing -> Contract or target closing date.

Withdrawn -> Adverse the file after pulling credit if no longer working with the file.

Incomplete -> No credit pulled, no longer working.

Intend to proceed -> Initial disclosures are signed by the borrower.

LE Issued / LE Delivered (same date) -> Link Delivered in UWM, the date when LE is pushed out.

LE Delivery Method

LE Received -> Sign and Submit in UWM.

LE Re-Disclosure Issued

LE Re-Disclosure Received

CD Issued / CD Delivered - Same Date (same logic with LE Issued/Delivered)

CD Delivery Method

CD Received

CD Re-Disclosure Issued (If locked – re issue)

CD Re-Disclosure Received

E consent -> The borrower signs the package

Appraisal Delivered

NOTE: Please update every critical date of every loan with the right date and time.

Closer:

Schedule Closing

Estimated Funding / Disbursement

Closed

Funded

Post Closing

In Shipping

Purchased

