

What is Rapid CD?

Rapid CD is an option that allows the Broker to request a Closing Disclosure earlier in the process, prior to issuing a Final Clear-To-Close, once all Prior to CD conditions are met.

Which products will benefit from Rapid CD?

Rapid CD will apply to ALL products.

What is required to initiate the Rapid CD process?

Once the following requirements are met, the Initial CD can be requested:

- *Dry State Transactions--Loan must be locked with at least 15 days remaining on the lock to the close of escrow date or estimated closing date*
- *Wet State Transactions--Loan must be locked with at least 10 days remaining on the lock to the close of escrow date or estimated closing date*
- *Final Title fees confirmed via Estimated Settlement Statement/Doc Order Form to include Title Fees and All Escrow Fees*
- *Loan Terms are set, including DTI*
- *No Outstanding Occupancy Issues*
- *When Applicable, When MI is required—Accurate final MIP Factor*
- *HOI Annual Premium Finalized*
- *Property Taxes finalized*
- *Most current payoff demand*
- *All income conditions must be received*
- *All asset conditions must be received*
- *All invoices associated with costs that will be borrower charges (i.e., credit report, contract processing, and inspections).*

How will I know if the conditions required to request a Closing Disclosure are in or not?

At current time, we do not have the ability to print PTCB (Prior to CD) conditions on the CLA. The immediate future goal is to have each condition required prior to requesting a Closing Disclosure will be labeled as a “PTCB” condition on the loan approval. At current time, we will use the items indicated above as a reference point. AM’s will be provided a checklist with above items to reference when moving forward with Rapid CD Process.

When are loans eligible for Rapid CD?

Effective today, provided loan is in Approved-Appraisal Cleared status and meets all the required criteria referenced above. Contact your Account Manager to initiate the Rapid CD process.

What if all requirements have been met but I do not want to issue a CD prior to final UW Clear has been issued?

The Rapid CD process is optional. Once all "PTCD" items have been met, your Account Manager will confirm with the broker/processor that the loan will follow the Rapid CD process prior to requesting a CD.

What happens after the Rapid CD has been requested?

The Account Manager will follow current process once all PTCD items have been cleared and communicate accordingly with Closing Coordinator to issue CD to confirm fees & terms with the settlement agent. Once fees & terms are confirmed, the Closing Disclosure will be released to the Borrower. Brokers and AE will continue to receive a PDF CD immediately afterwards as a point of reference for broker. Loan status will continue to reflect Approved-Appraisal Cleared Status.

When will closing loan docs be released after the Closing Disclosure is received by the Borrower on the Rapid CD process?

Final UW Clear and AM CTC is required prior to releasing loan documents. Once all Prior to Doc conditions are met, along with CTC checklist finalized (Closing Call, VVOE, MERS, Third Party Audit etc), Closing Loan documents will be released from Docs Department once communicated by Account Manager approving release of closing documents.

What if fees or terms change after my CD is drawn?

Once the initial CD has been delivered to the Borrower, the ability to re-disclose fee and/or term changes are limited. For this reason it is critical that all fees be identified and validated prior to issuing the initial CD. Any changes that can be pushed out to borrower via the Final CD will continue to follow our current process.

Change Requests to terms or fees, post-CD, will be identified 3 ways:

1. Settlement Agent submits a revised estimated Settlement Statement, or
2. Settlement Agent contacts the Docs Department to request changes, or
3. Broker submits a Change of Circumstance form to the Account Manager who will communicate accordingly to all parties.

For changes that require an additional wait period:

A revised CD, reflecting changes, will be delivered to the Borrower upon receipt of the change request and prior to releasing loan documents or confirming a closing date. A new 3 day wait period will begin once the Borrower receives the revised CD.

For changes that do not require an additional wait period:

A revised CD, reflecting changes, may be delivered to the borrower prior to closing (Final CD) but will not affect the waiting period, and will be included in the loan documents to be signed by the Borrower(s).