


## Announcements

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Mon 1/29/2024 10:36 AM

To: Sales <sales@flanaganstatebank.com>; Processing <processing@flanaganstatebank.com>; Underwriting <underwriting@flanaganstatebank.com>; Mortgage Support Center <mtgsupportcenter@flanaganstatebank.com>  
Cc: Mortgage Management <mortgagemanagement@flanaganstatebank.com>

 1 attachments (305 KB)

IBTS Order Form UPDATED 1.26.24.pdf;

Good Morning,  
We have a lot of good information today, so please read carefully.

Announcements:

### **2023 Denials and Withdrawn Files**

Just a quick reminder that all 2023 non-originated files (files that were withdrawn or denied, not active files) must be sent in to denials@flanaganstatebank.com for processing immediately. We cannot process any more files with addresses that were denied or withdrawn in 2023 after early February due to the need to give a final HMDA data report to the CFPB by March 1st.

The Compliance Department would appreciate if you would go through your pipeline and make sure any files that were withdrawn by the borrower or denied have been sent in.

### **Other Reminders for Denials and Withdrawals**

Please complete demographic information for all borrowers, if known.

Please complete income for all borrowers, if known.

Please do not recycle documents simply because the file is being submitted for denial or withdrawal, we may need them for audit purposes.

If the file has been reviewed by UW, the file should be resubmitted to UW for denial before it goes to the denial department.

### **APT Relaunch Presentation**

All Loan Officers, please note that our Alternative Products Team Management has been working diligently to continue to add product offerings and provide easy procedures for referring loan officers to submit loans to APT.

To that end, on February 7<sup>th</sup> at 2 PM CST, we will be going over further product additions, Web-Site Improvements, and referring loan officer procedures when offering these clients to all our borrowers. If you are a loan officer, please plan on attending this presentation.

A Teams invite will be sent out later this week for you to accept to attend. Thank you!

### **Simple Nexus and Mbot:**

Please send Doug Carls and Chris Langel an email if you are having any issues with documents transferring from SimpleNexus to Mbot or any issues in general.

## Copying a loan:

When copying a loan, be sure your LO information is populating on the Loan details screen of the URLA. We have had a huge increase in the amount of initial URLA's not having the LO's information on them. See screen shot below.

The screenshot shows the FINASTRA MORTGAGEBOTLOS interface. The top navigation bar includes 'FINASTRA MORTGAGEBOTLOS', 'Create', 'Pipeline', 'Rates', 'Reports', 'Bulk Delivery', and 'Resources'. The main content area is divided into several sections:

- Loan Details:** Base Loan Amount \$368000, Sales Price \$460000, Appraised Value \$464000, Financing Type Conventional, Note Rate 8, Lien Type First Lien, Is Escrowed No, Escrow Waiver Type All, Amortization Term 360, Amortization Type Fixed, \$ Sales Concession Amount.
- Loan Purpose:** Purchase, Estimated Closing Date 02/29/2024, Is Preapproval (unchecked), Seller provided below market sub. financing (unchecked), Payment Frequency Monthly.
- Interviewer Details:** Interviewer Joshua William Heinrich, NMLS# 334476, Company FLANAGAN STATE BANK, NMLS# 408461.
- Additional Details:** Interview Date 01/22/2024, Application Date 01/22/2024, Loan Number 0012043113.

The 'Loan Details' and 'Interviewer Details' sections are circled in red in the original image.

## Updated IBTS order form:

Attached is the updated version of the IBTS order form. This has already been added to the website.

## Fill the Bucket:

I had a challenging file close this week with multiple mortgages and down payment assistance. With much help from Kristen, Lucas, Josh, Chris and the processors we closed on time and The client was over the moon. I appreciate everyone who jumped in to make this happen. They are always there when I have the most "interesting" files. 😊 Lisa Reed

## Operations out of Office:

Thanks,

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