



Mortgage Currentcy is an online solution that simplifies finding an answer to an underwriting or loan structuring question. Additionally, we provide educational content for marketing purposes. Many companies observe that they are paying for originators to have access to guideline platforms, and these platforms are not being used due to their complexity. Mortgage Currentcy is the solution for fast access to questions and guideline references at a lower cost!

Users comment that having access to guideline interpretation before their competition gives them a substantial competitive advantage in their marketplace and positions them as a subject matter expert.

Our subscribers consist of:

- 32% Underwriters
- 23% Compliance Professionals
- 45% Loan Originators

Subscriptions Include:

Reference Charts and Checklists

The technical experts at Mortgage Currentcy create quick reference guides incorporating all of the agency guidelines on one chart for a particular subject. Charts makes it quick and easy for our users to find an answer and get back to their applicant or referral source. Our staff has created hundreds of charts to cover just about any scenario a user is likely to encounter.

We take frequently researched topics like student loan debt, derogatory credit, divorced borrowers, and hundreds of other topics and do the research for our users. Instead of having to look for each agency guideline to see what program will best serve your client, we put all of the agency guidelines on ONE chart for that subject. **As the rules change each month, we update the charts so that you have the most current information.**

Snippet of a Chart – There are Hundreds More!

Agency Guideline Quick Comparison: Divorced Borrower - Related Topics <small>10-4-17</small>					
Reference Guideline* Documentation*	Fannie Mae	Freddie Mac	FHA	VA	USDA
Income - Alimony and/or Child Support					
Reference	<i>Selling Guide 83-3.1-09</i>	<i>Selling Guide 5305.2</i>	<i>4000.1, II, A, 4, c, xii, (B) TOTAL 4000.1, II, A, 5, b,xii (B) Manual</i>	<i>Lenders Handbook Chap 4, 7, e</i>	<i>HB-1-3555 Ch 9</i>
Guideline	<ul style="list-style-type: none"> - 6 months receipt required - Voluntary payments not acceptable - Minimum 3-year continuance 	<ul style="list-style-type: none"> - 6 months receipt required - Voluntary payments not acceptable - Minimum 3-year continuance 	<ul style="list-style-type: none"> - 3 months receipt required for legally mandated payments - 12 months receipt required for voluntary payments - Minimum 3-year continuance - Inconsistent receipt over the most recent 6 months requires a 2-year average (or average overtime received if less than 2 years) 	<ul style="list-style-type: none"> - 3 months receipt required - Minimum 3-year continuance 	<ul style="list-style-type: none"> - 12 months receipt required (less possible if underwriter deems acceptable) - Minimum 3-year continuance
Documentation	<ul style="list-style-type: none"> - Cancelled checks or bank statements to prove receipt - Divorce decree, separation agreement, other legal written agreement, court order or verified state law mandating payment to verify payment requirement and amount. - Proof of child's age (if not stated in other legal document) to determine child support duration 	<ul style="list-style-type: none"> - Cancelled checks or bank statements to prove receipt - Divorce decree, separation agreement, other legal written agreement, court order or verified state law mandating payment to verify payment requirement and amount - Proof of child's age (if not stated in other legal document) to determine child support duration 	<ul style="list-style-type: none"> - Cancelled checks, bank statements or child support authority documentation to prove receipt - Divorce decree, separation agreement, voluntary payment agreement, other legal written agreement, court order or verified state law mandating payment to verify payment requirement and amount. (Front and pertinent pages of documents are acceptable.) - Proof of child's age (if not stated 	<ul style="list-style-type: none"> - Bank statements 	<ul style="list-style-type: none"> - Cancelled checks, deposit slips, tax returns or court records - Divorce decree, separation agreement, voluntary payment agreement, other legal written agreement, court order or verified state law mandating payment to verify payment requirement and amount. - Proof of child's age (if not stated in other legal document) to determine

Ask the Experts

If a user cannot find an answer on our charts and checklists, they can ask one of the subject matter experts for each of the agencies. Guidelines change every month and it is hard for anyone to keep up. Subscribers can also ask our underwriting experts questions about a scenario. Our experts save many deals every month for even our most seasoned originators. The average experience of our experts is over 30+ years underwriting experience. This is a fan favorite for originators and underwriters.

Lunch & Learn Content – Done for You!

A Lunch & Learn is a powerful way to position you as the expert with your referral sources or consumers. Our subscribers have access to a professionally designed Power Point and accompanying script which is ready for you to use. Just download the presentation, script and any recommended charts and you are well on your way to a great presentation. Subscribers can customize the Lunch & Learn with their name, contact information, company logo and any compliance disclaimers.



Mortgage Talking Points™

Users need educationally oriented content to share with their referral sources, but they have little time to prepare these materials as they are focused on sales and their clients in process. Mortgage Talking Points™ provides that solution.

Mortgage Talking Points™ are used as:

- Lunch-and-Learn topics
- Emails
- Social Media Content
- Or, Print Material to Hand out in Person

Manufactured Homes-Back in Fashion!

Manufactured Homes have been around for a long time. For a while there was a stigma attached to owning one because they were not perceived as possessing the style or quality of a traditional stick-built home.

No more! Due to the shortage of properties available for sale, and affordability issues in many areas of the country, manufactured homes are roaring back into fashion! Builders and Architects are answering the call with some incredible designs, that fit into the lifestyle of the young buyer, and the 2nd home crowd.

Here is what you should know:

- **Minimum** Loan to value ranges are 95%-100% depending on the loan program.
- Owner Occupancy is required; however, Fannie Mae and Freddie Mac will allow 2nd Home Purchases & Refinances.
- Property additions may be allowed with proper inspection or licensed structural engineer report.

How To Use New Salary or New Job Income to Qualify Before Closing
Conventional Loans

Recently Updated Guidelines For Borrowers
Starting New Employment OR Receiving Future Salary Increase!

Income Considered:

- New Primary Employment
- Future Salary Increase with Current Employer (Only Freddie Mac, Not Fannie Mae)
- Must be Salaried, not Fluctuating like hourly.
- Employer Cannot be a Family Member or Interested Party

Start Date of New Income:
No Later than 90 Days After Note Date (May vary based on borrower situation)

Allowed Transactions

Snippet of a Mortgage Talking Point™ – There are Hundreds More!

Online Training

Our video classes educate users in some of the niches they may face or want to explore further. Active training and reference guides assist the user by expanding their knowledge so that they can broaden their business offerings.

Examples Include:



Working With Visa Status Buyers...



Working With Visa Status Buyers...

Social Media Content

Staying relevant in Social Media demands an enormous amount of content. Originators struggle to post enough times each day to catch the eyes of potential clients, even when they have a posting program in place. We develop content that demonstrates the subscriber's knowledge of the industry to attract the client to you. Users simply Copy & Paste into their social media feed. Each post provides a link for the user to learn more about the content of the post. The links are for the user's reference only, and not for the consumer or referral source.

Social Media Posts are Educationally Oriented to Prevent RESPA Issues and Trigger Terms.

Samples of Copy and Paste Posts – We publish over 20 of these each month on varying topics!

"Did you Know? If you want to use FHA financing on your new home, and rental income from your old home, you must move 100 miles from the other home even if the financing on your old home is conventional."

"Exciting News! Fannie Mae has a new Manufactured Home Financing program and I have the list of their Participating Builders of these homes. Comment below and I'll send you a copy!"

Rules Calendar Updates

We keep a rules calendar to inform our subscribers when a rule was changed or when a rule is going to change. Each notice of a change is linked directly to the article announcing the rules change for the user's reference, and we also post these announcements in our Rules issue and on Social Media.

October 2018						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1 New version of Form RD 3055-01 available FHA HECM-2nd Appraisal Requirement VA Increases Grant Limits for SHA, SHA & TRA Program	2 Updates Union members, 3rd party orig. & MFI comparables Employment Related Assets used as qualifying income update	3	4 Changes by Freddie for Authorized User accounts	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27 No Cash-out cash back changes	28
29 HomePossible® and Advantage® merge Freddie Permits Non-Occupant Co-borrower on HomePossible®	30	31 NEW Loan Collateral Advisor Messaging Released Freddie LCA Scoring Changes Freddie- New Documentation Requirements for SSI				

Categories: General, Compliance, Fannie Mae, Freddie Mac, VA, FHA, USDA, Fannie Mae and Freddie Mac, CFPB

Rules Issue – Published the 10th of Each Month

The Rules Issue includes interpretations by our subject matter experts from each of the agencies. Agencies Included are:

- Fannie Mae
- Freddie Mac
- FHA
- VA
- USDA
- NMLS
- Compliance [CFPB, FDIC]

This issue is *NOT* just a copy and paste of the changes. We dig in and let subscribers know what is important in the update for their area of practice, saving the subscriber valuable time. If the subscriber wishes to explore the topic further, we post the bulletins from the agencies in the article as further reference.

Q&A Issue – Published the 25th of Each Month

On the *25th of the month*, Mortgage Currentcy issues our *Q&A issue* which posts the most relevant questions and answers to all subscribers. These are selected from the hundreds of questions submitted each month to our Ask the Experts.

Pricing Options (Individual Subscription)

\$49/Month

\$125/Quarter

\$440/Year

Pricing Options (Groups and Teams)

Teams – Perfect for small branches: \$99/month for up to 3 people

Groups – Better for Larger Branches or Multiple Branches

- \$100 one-time setup fee for the Group
- Group Pricing Rates:
 - \$35 per user/month (4-10 Users)
 - \$33 per user/month (11-50 Users)
- If paid for 1 year in advance, a 20% discount is applied.

Enterprise Accounts

Unlimited access for all employees.

Subscription amount based on # of users.

Licensee Accounts

Allows a company to license content and brand as their own. Contact for details.

To check us out or subscribe, visit us at: www.mortgagecurrentcy.com

Questions? Contact us at: info@mortgagecurrentcy.com

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