

If you or your staff spends too much time researching guidelines or posting scenarios on social media groups, hoping that someone has an answer, you've found the solution you are looking for!

Mortgage Currentcy simplifies finding an answer to an underwriting or loan structuring question by providing the content you need in an easy to use format. We also provide many resources to help you market your services to your referral community.

"For anyone who is NOT subscribing to Mortgage Currentcy I highly recommend you do so. The site is SO HELPFUL!. The ask the experts function is priceless. Do yourself a favor and sign up."
Anna Smith – Prime Lending

Our Site Gives You Quick Access to Your Questions, Offering You a Substantial Competitive Advantage in Your Marketplace and Positions You as a Subject Matter Expert.

Who Subscribes?

- Underwriters
- Compliance Professionals
- Loan Originators & Branch Managers/Wholesale Representatives

Subscriptions Include:

Reference Charts and Checklists

"Thanks for the wonderful updates, charts/checklists, etc. I'm a student of mortgages and your stuff is by far the best resources I've come across in 15 years in the biz."

Joe Buxton – Nations Lending

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 you to find an answer and get back to your applicant or referral source. Our staff has created hundreds of charts to cover just about any scenario you are 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 you. **As the rules change each month, we update the charts so that you have the most current information. Snippet of a Chart – There are 100's More!**

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 	

Ask the Experts

"I really appreciate how thorough the answers are from the "Ask the Experts" feature. I love the content layout in Mortgage Currentcy because it makes finding information that I need, very easy"

Geoff Rooker – PRMI

If you cannot find an answer on our charts and checklists, you can ask one of our experts! Guidelines change constantly and it is hard for anyone to keep up. Our experts save many deals every month for even our most seasoned originators. The average experience of our experts is over 30+ years of underwriting experience. Our "Ask the Experts" is a fan favorite for originators and underwriters.

Lunch & Learn Content – Done for You!

"Just wanted to say, your Lunch & Learn presentations and content ROCKS!... As far as I'm concerned, I think Mortgage Currentcy is a loan officer's underwriting secret weapon and I'm so thrilled to have you as my educational, and reference resource!"

Jose-Vladimir Lopez – Executive Mortgage Banker – William Raveis Mortgage, LLC

A Lunch & Learn is a powerful way to position you as the expert within your referral community. 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.

Snippet of a Lunch & Learn:



Seller Funded Buydowns

Released 2-19-2019

[!\[\]\(9c2e8d1b5bd77cb5c9f83b7a9cff79fd_img.jpg\) Download the Presentation](#)

[!\[\]\(e3275251d0893157c3584e20c81dc3ba_img.jpg\) Download the Script](#)

Relevant Charts:

- [Maximum Seller Contribution Chart – All Agencies](#)
- [Temporary Buydowns – All Agencies](#)

Mortgage Income Analyzers™

“Another deal saved and my money well spent on my subscription! You all are amazing!”
Jill Taylor, Area Manager-MLO-Gateway Mortgage

There are over 50 Different types of income! Our Mortgage Income Analyzers™ focus on one income type per chart and presents the rules for each agency program on one chart. It's a great way to help you calculate your client's income to avoid any issues in underwriting.

Here is a Snippet of a Mortgage Income Analyzer™



Mortgage Income Analyzer™ Hourly Income

Notes: Hourly income is generally evaluated by three factors: 1. Are the hours consistent or do they vary? 2. Are the hours worked increasing or decreasing? 3. Is it likely that the income is stable and consistent? **Always Check Your Lender Guidelines as They May Have Overlays or Different Interpretations!**

Fannie Mae B3-3.1-03	Freddie Mac 5303.2, 5901.2	FHA 4000.1 II.A.4.c.iii.(C)	VA	USDA Attachment 9-A
Are the hours consistent or fluctuating? Lenders like consistency of wages earned.	Are the hours consistent or fluctuating? Lenders like consistency of wages earned.	Hours Do Not Vary Use current hourly rate x hours worked per week. Then multiply by 52 Then divide by 12 to get the monthly gross income.	VA Guidelines are silent on Hourly income. When guidelines are silent, lenders will traditionally use other agency guidelines or	USDA considers hourly income under "base wages". USDA states a 1 Yr. minimum.
To Test Consistency: Compare YTD income to past	To Test Consistency: Compare YTD income to past			

Mortgage Talking Points™

“This subscription is by far the best value for my money!”
Brenda Phillips – Caliber Home Loans

Mortgage talking points takes complex mortgage rules and re-creates these topics in an easy to understand format for your referral community.

Mortgage Talking Points™ are used as:

- Emails
- Social Media Content
- Video Scripts for Social Media
- Or, Print Material to Hand out in Person

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

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

Online Training

“You guys seriously have changed the way we process loans. Super grateful for you guys!”
Alex Levy, Loan Originator – Cross Country Mortgage

Our video classes educate subscribers in the niches of our industry that they may want to explore further. This training assists subscribers by expanding their knowledge so that they can broaden their business offerings.

Examples Include:



Social Media Content

“I use Mortgage Currentcy as a resource, a training tool, messages for social media. There are too many ways to list and I probably don’t use it to its best potential. But I know it is always there!”

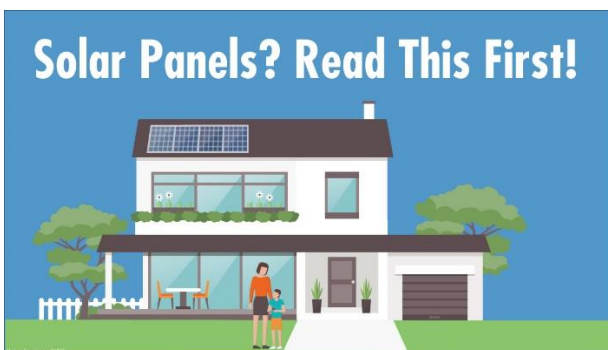
Lori Saucier, CrossCountry Mortgage, Brecksville, Ohio

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. Just Copy & Paste into your social media feed.

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

Sample of a Copy and Paste Post – We publish over 20 of these each month on varying topics!

If you are refinancing a home or purchasing a home that has a Solar Panel Obligation, let’s chat first! There are some things you need to know before you sign that contract to prevent any issues. Or, comment below and I’ll send you “What Every Homeowner Needs to Know About Solar Panel Obligations”.



Rules Calendar:

October 2018						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1 New version of Form RD 3555-21 available FHA-HECM-2nd Appraisal Requirement VA Increases Grant Limits for SHA, SHA & TRA Program	2 Updates Union members, 3rd party orig. & MH comparables Employment Related Assets uses as qualifying income update	3	4 Changes by Freddie for Authorized User accounts	5	6	7
8	9	10	11	12	13 No Cash-out cash back changes	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 Fannie 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

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 your reference!

Rules Issue – Published the 10th of Each Month

“I literally could not do my business without it! I am always up to date on rule changes, program changes and the charts are off the hook! I also like that you can post a question and you will get an answer back usually less than 24 hours. The information is simplified and provided in a manner that makes for easy reading. If you don't have it you're missing out!”

Jayne Combs, AmeriFirst Financial, Walnut Creek, California

The Rules Issue includes updates from each of the agencies. Our experts read all of the guidance on the rules changes and then breaks it all down for you!

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 read the updates for you, giving you the bottom line and saving you valuable time. If you want 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 from the hundreds of questions submitted each month to our Ask the Experts.

Agency Bulletins – Forms & Regulation Page

The agency bulletins and forms page make it easy to find all of the most recent notices and forms for each agency.

When any of the agencies issue a Bulletin or Notice, we post it immediately to our site.

Individual Subscription Options

\$49/Month

\$125/Quarter

\$440/Year

Team or Group Options

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

Groups [More Than 4 People] - \$33/mo./User - 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 our content as their own.

Contact us for pricing or details.

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

Questions? Contact us at: info@mortgagecurrentcy.com

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