

Action Taken	Credit Decision	Customary / Closing Conditions		Underwriting Conditions		Originated	Withdrawn	Notice of Incomplete Sent	Notes	Action Date
		Required	Satisfied	Required	Satisfied					
Originated	Approved	Y	Y	Y	Y	Y				Loan closing or account opening date OR date of initial funds disbursement
	Counter Offer	Y	Y	Y	Y	Y				
Approved Not Accepted	Approved	Y	Y	Y	Y					Any reasonable date, such as approval date, deadline for accepting offer, or date file was closed
	Cond Approval	Y	N							
	Cond Approval	Y	No Response							
	Cond Approval	Y	O/S	Y	Y		Y			
	Approved	Y	Y	Y	Y	Rescinded				
Denied	Denied									Date application denied or date notice was sent to applicant
	Cond Approval			Y	N					
	Counter Offer								Applicant did not accept, declined to proceed, or failed to respond	
	Cond Approval / Denied			Y	N			Y	EITHER Denied / Incomplete. Notice of incomplete sent, customer failed to respond within specified time, institution sent DENIAL notice on basis of incompleteness.	
Withdrawn	Counter Offer			Y	N		Y		Customer agreed to proceed with counteroffer, conditional approval issued subject to underwriting conditions, customer expressly withdrew prior to satisfying underwriting conditions	Date the express withdrawal was received or date shown on notification form (if written withdrawal)
	None						Y		Expressly withdrew prior to credit decision and before closed for incompleteness	
	Cond Approval			Y	N		Y		Expressly withdrew before conditions were met and before closed for incompleteness	
Incomplete	Cond Approval			Y	No Response			Y	Notice of incomplete sent, customer failed to respond within specified time.	Date file was closed or date notice sent to applicant
	Cond Approval			Y	N			Y	Notice of incomplete sent, customer failed to respond within specified time.	
	Cond Approval / Denied			Y	N			Y	EITHER Denied / Incomplete. Notice of incomplete sent, customer failed to respond within specified time, institution sent DENIAL notice on basis of incompleteness.	
Purchased	None								Purchased loan after closing	Date of purchase
	None								Repurchased loan after loan was sold	
Preapproval Request Approved Not Accepted	Preapproval Approved					N				Any reasonable date, such as approval date, deadline for accepting offer, or date file was closed
Preapproval Request Denied	Preapproval Denied									Date preapproval request was denied or date notice sent to applicant

CONDITIONS	
Customary Commitment / Closing	Clear title
	Acceptable property survey
	Acceptable title insurance binder
	Clear termite inspection
	Subordinate agreement from another lienholder
	Settlement statement if proceeds from sale of one home to purchase another
Underwriting / Creditworthiness	Demand for higher down payment
	Satisfactory DTI
	Satisfactory LTV
	Need for PMI
	Satisfactory appraisal
Verification / confirmation creditworthiness including income or assets	