

GENERAL

1. What products are available for non-delegated Eligibility Review?

Today we offer conventional, FHA, VA and Non-Conforming (QM and Non-QM) products.

2. We are an approved PennyMac seller and want non-delegated access, how do we get started?

The first step is to contact your salesperson and get the Underwriting Services Agreement. Completing and submitting that form is your application.

3. Is there Underwriter support for scenarios? How do I reach them?

A dedicated e-mailbox (nondelegatedUWhelp@pnmac.com) is the place to support guideline and scenario questions. The Pipeline Account Manager (PAM) team is also available to support client inquiries.

4. Are there additional overlays for non-delegated production?

The basic guidelines and requirements are the same for non-delegated as they are for standard guidelines but there are currently some restrictions of what can currently be reviewed as part of our Eligibility Review.

- i. Currently only condos projects that are not New Construction or Gut Rehabilitation Projects allowed.
- ii. TX A(6) loans – Approval required to deliver.
- iii. TPO loans are restricted

5. Does your non-delegated process include a compliance review?

No. The Eligibility Review is limited in scope to specific credit and collateral topics. Once closed it is the responsibility of the client to document the loan with complete regulatory compliance and investor product eligibility.

6. What third party services is the non-delegated seller required to obtain?

The seller is responsible for obtaining the mortgage insurance certificate, appraisal, flood certification, all applicable insurance.

7. Does PennyMac have a preferred condo questionnaire form to be submitted with the file?

No. It is recommended that you use the FNMA questionnaire but will accept other versions provided they meet all other agency requirements.

PRICING

8. Are there specific LLPA's for non-delegated loans?

Yes, there are non-delegated specific commitment period LLPAs. Please refer to the rate sheet for details.

9. What are the non-delegated specific fees?

\$495.00 fee for underwriting services will be charged by PennyMac Loan Services. Standard acquisition fees for closed loans will be charged by PennyMac.

10. Does submitting for Eligibility Review change the definition of “delivery” relative to my best effort commitment?

Clients will be able to lock and deliver an eligibility review package or register and deliver an eligibility review package. At lock, the file delivery due date / commitment expiration date is the date the complete closed loan credit package is delivered.

PRE-CLOSE

11. What are UW turn times?

We will complete underwrites within two business days (i.e. In by 5PM EPS Monday out by EOD Thursday). If you have a special circumstance you can engage your PAM to for help/support.

12. How quickly will you review and clear conditions?

Conditions will be reviewed and dispositioned within one business day.

13. If we have an urgent matter or want to request a rush on a loan who can we call?

Your PAM will work internally to ensure time sensitive issues are addressed

14. Can we deliver both non-delegated and delegated loans?

Yes. Client must be approved and set-up to do both.

15. Will PennyMac run new or refreshed credit as part of the Eligibility Review

No, but we will check for any new debts obtained prior to close as part of our purchase review process.

16. Are there any other special requirements for Appraisal Delivery?

FNMA Collateral Underwriter is an important part of our appraisal analysis and it's imperative that Eligibility Review packages have valid UCDP SSR with CU scores and PennyMac is designated as “Aggregator” within Collateral Underwriter on all Eligibility Review submission.

17. Does PennyMac produce any loan documents during the non-delegated process?

No. The Seller is responsible for all loan application (i.e. final 1008/1003), compliance and closing documents.

18. At what time in the process does the seller release the DO/DU approval to PennyMac?

PennyMac requires DO/DU be finalized after loan all conditions outlined on the Confirmation of Purchase Eligibility have been satisfied.

19. What happens if I need to change my loan terms after my confirmation of purchase eligibility has been issued?

The seller is responsible for managing the AUS to agency tolerances until the time the loan is delivered. If a change in the loan parameters exceed agency tolerances the seller is responsible for updated the AUS to reflect new loan parameters. Submit a revised AUS 1003 and loan change request from located under non-delegated resources on gopennymac.com.

20. Will I receive an updated approval as pending conditions are cleared?

Two confirmation of purchase eligibility letters are issued during the process. One at time of initial approval and the other once all prior to document conditions are cleared. Status of pending conditions can be viewed at any time in the correspondent pipeline.

POST-CLOSE

21. Will non-delegated loans go through a special post close purchase process?

No. PennyMac will review closing documentation and other items that were out of scope for our Eligibility Review. We will also confirm the closed loan aligns with what was initially reviewed.

22. Who is responsible for handling the MER's transfer and when?

All sellers must be MERS members, able to register and transfer loans through MERS. All loans must be registered with MERS at time of delivery to PennyMac and a MERS transfer of beneficial rights and transfer of servicing rights must be initialed by the Seller within 24-hours of purchase.

23. Is PennyMac required to be listed as Mortgagee on insurance declaration page at time of delivery?

No. The mortgagee on all insurance documents should remain in the name of the seller until the loan is purchased by PennyMac.