

Please fulfill minimum submission requirements to expedite review and approval.

Thank you for your loan submission to BCM. Please complete this form in its entirety and include all required documents, as listed below, with your submission. Only complete submissions will progress to Underwriting.

CONTACT INFORMATION

Broker: _____ Acct Executive: _____
Main Contact, for decisions/questions below:
Contact: _____ Phone: _____
Title: _____ Email: _____

REQUESTED LOAN TERMS

Submission Type: ☐ Full ☐ Disclosures Only Closed-end 2nd: ☐ Concurrent ☐ Stand Alone
Loan Application Date: _____ Estimated Closing Date: _____
Borrower: _____ Co-borrower: _____
Borr. Email: _____ Cobo. Email: _____
Subject Property: _____
Loan Amt: _____ Appr. Value: _____ Purch. Price: _____
Interest Rate: _____ Term: _____ Occupancy: _____
2nd Lien Rate: _____ 2nd Term: _____ 2nd Loan Amt.: _____
Property Type: _____ 5-8 Units ☐ Yes ☐ No # Units _____
Vesting in LLC (Investment Properties Only)? ☐ Yes ☐ No Borrower Self-employed? ☐ Yes ☐ No
Purpose: _____ Income Type: _____
Prepayment Penalty: _____ Credit Type: _____
Buydown Feature: ☐ 1-0 Buydown ☐ 2-1 Buydown Impounds? ☐ Yes ☐ No
Additional Features: ☐ Interest Only ☐ Blended Income w/Asset Utilization ☐ Delayed Financing
How should BCM handle Borrower Credit?* ☐ Pull new credit ☐ Use attached Broker credit
* *If credit option not selected, BCM will pull new credit.* If credit is not tied to AUS, please provide login credentials for
using Broker's credit account. Login/IPN Address: _____

BROKER COMPENSATION

Comp. Type: ☐ Lender Paid ☐ Borrower Paid If Borrower Paid, Amount: _____
If using a Third-Party for Loan Processing, please provide their NMLS ID: _____

REQUIRED DOCUMENTATION CHECKLIST

- ☐ If Non-Owner: Lease Agreements
- ☐ Completed Brokers Choice Mortgage Non-QM Submission Form
- ☐ Completed 1008
- ☐ Credit Report for All Borrowers (if using Broker credit reports) no older than 30 days at time of submission; 600 Min FICO
- ☐ BCM's completed Borrower's Certification and Authorization form
- ☐ Escrow/Closing 3rd Party Fee Sheet disclosing ALL Broker & 3rd Party fees (any undisclosed fees cannot be disclosed later)
- ☐ Supporting mortgage statement/tax/insurance information for all REO listed on 1003
- ☐ Insurance Declarations page and Contact info or Insurance Quote for subject property
- ☐ If Purchase: Purchase Agreement
- ☐ Initial 1003 dated within 24 hours of App Taken date and 3rd Party fee sheet supporting all fees

REQUIRED INCOME DOCUMENTATION

- ☐ If Bank Statements Program: EZCalc Approval for Bank Statement programs only
- ☐ If Bank Statements Program: Applicable number of bank statements, depending on program (24/12/3 months, all pages)
- ☐ If Non-Owner: Lease Agreements (as applicable)
- ☐ If Full Doc/Self-employed: Most recent Tax Returns (1 Year or 2 Years, per program requirements)
- ☐ If Full Doc/Self-employed: All K1s, as applicable, regardless of Ownership Interest
- ☐ If Full Doc/Self-employed: Most recent 2 Years 1099s (as applicable)
- ☐ If Full Doc/Wager Earner: Most recent full 30 days of paystubs for all borrowers OR last 2 years W2s for all borrowers
- ☐ If Retired: Award Letter, Retirement Statement, 1099s, or recent bank statement supporting retirement income

Mortgagee Clause:

OCMBC, Inc. ISAOA
19000 MacArthur Blvd.,
Suite 200
Irvine, CA 92612

BCM Non-QM Fees:

All States:
Appraisal Review Fee \$150
(if applicable)
LLC (Business Purpose). \$395
All States except NJ & NC:
Underwriting Fee.....\$1,995
NJ and NC:
NJ Application.....\$1,995
NC Origination.....\$1,995

BCM Contacts:

for General Inquiries
Corporate Office Phone:
(800) 760-1833
Lock Desk Email:
lockdesk@brokerschoicemtg.com
Non-QM Scenario Desk:
nonqmscenario@brokerschoicemtg.com



Corporate Office:

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