

Western Bancorp accepts imaged loan files, via LMS Xpress. Western Bancorp does not require the Seller to utilize a specific stacking order. All documents, including copies of the Note and Allonge, must be delivered in purchasable condition. The imaged closed loan file must include the following documents:

COMPLIANCE DOCUMENTS

- All disclosed Loan Estimates (LEs)
- All disclosed Closing Disclosures (CDs)
- All State and Federal initial disclosures
- Proof of delivery or acknowledgment of receipt—all Loan Estimates
- Proof of delivery or acknowledgment of receipt—all Closing Disclosures

LEGAL DOCUMENTS

- Certified Copy of the original Note
- Certified Copy of Deed of Trust/Mortgage. Include MERS MIN# with MERS language and NMLS ID
- Information and all applicable riders
- Certified Copy of Power of Attorney (if applicable)
- Notice of Right to Cancel/Rescind (when applicable)

CLOSING DOCUMENTS

- Final, signed 1003, must include NMLS ID information and be signed by the loan officer
- Certified, copy of Final Settlement Statement
- Confirmation of MERS Registration
- PMI Disclosure (if applicable)
- Amortization Schedule
- Privacy Disclosure Notice
- Notice of Right to Receive a copy of the appraisal
- Sale of Servicing Disclosure, or similar document is acceptable
- ARM Program Disclosure
- Initial Escrow/Impound Disclosure (if applicable)
- Tax Certificate
- High Cost Loan Analysis, or similar document
- W-9(s)
- 4056-T(s)
- Copy of First Payment Letter
- Payment History (if the loan is expected to be purchased after the 1st payment date)

CREDIT DOCUMENTS

- (Wage Earner) Verbal VOE, or similar document is acceptable, obtained no more than 10 business days prior to the note
- (Self-Employed Borrower)-Verification of the existence of the borrower’s business from a 3rd party source—No later than 30 days prior to the note date
- Other documents as required by Western Bancorp guidelines, product descriptions or Seller’s Guide “At Closing” conditions

INSURANCE

- Hazard Insurance (if a cost estimator was utilized, this document will be required)
- Master Insurance Policy (if applicable)
- HO-6 Policy (if applicable)
- Rent Loss Insurance (if applicable)
- Flood Insurance (if applicable)