



Understanding Your Loan Status

Each step in our system offers you a status that will identify at what point your loan is currently at. By understanding the status, you can easily identify if you need to take any actions on your loan. Here is the chart to help you identify the status.

Status	Loan is with	Action Needed?	Additional Information
Imported	Loan Officer or Processor	Yes, loan has just been uploaded to the LOS System	Loan is waiting for LO to proceed with file
New	Loan Officer or Processor	Yes, loan needs to be registered	Loan is waiting for submission
UW Submitted	Mortgage Support	Maybe...only if the MS notifies you via email if items are needed for submitting to underwriting	Please watch your email for notification from the Mortgage Support. If major information is missing from the file, they will request it prior to sending it to the UW
U/W Suspended	LO/Processor	Yes, conditions will show that are needed to move past the suspense of the file	Please send in the suspense conditions ASAP to clear and obtain the approval
U/W Approved w/Conditions	LO/Processor	Loan is approved subject to conditions shown.	Send in conditions all at one time to assist in maintaining strong turn times
U/W Resubmitted	Mortgage Support	MS will clear all compliance conditions and UW will clear PTC & PTF conditions	Send in conditions at one time!
U/W Final Approval	Underwriter	This status occurs when the underwriter has cleared all PTC conditions	File now moves to Mortgage Support for the CTC
U/W Final Approval/Ready for Docs	Mortgage Support	Once all compliance conditions are cleared, the Mortgage Support will issue an email to the LO/ Processor advising them the CTC is complete on the file	Now the Closing Disclosure prep form can be sent to Mortgage Support.
Docs Out	Closer	CD/Closing instructions have been sent out	Doc package will be sent upon receipt of Closing Disclosure from customer
Funded	Closer/Post Closing	Loan has funded and is closed	Corr files will need to upload closing package. Brokered files the title company will mail closing package to FSB