

High Risk Factor	Tools/Process	Factor Risk Rating		
		Low	Medium	High
1.) Incomplete/Corporate/LLC Sellers	<ul style="list-style-type: none"> Do you have policy State web sites Verify company participants 			
2.) Sales prices not disclosed in public records	<ul style="list-style-type: none"> Values ranges in AVM or property data report Realtor.com to demonstrate listing values in the area 			
4.) Owner does not match the title report, purchase agreement, external resources or appraisal	<ul style="list-style-type: none"> Chain of title Public records AVM County web sites 			
5.) Property sold or transacted within 12 months	<ul style="list-style-type: none"> Property Data/Chain of title Purchase seasoning QA Pre-funding review Appraisal 			
6.) Documents executed by POA	<ul style="list-style-type: none"> Must specific 			
7.) Significant seller proceeds	<ul style="list-style-type: none"> Review HUD-1 Verify lien amounts/ Review Pay-offs QA Pre-funding 			
8.) Incomplete or Assigned Purchase Contract	<ul style="list-style-type: none"> Assigned Exception Fully executed Seller acknowledgement 			
9.) Stand-alone documentation such as a VOE or VOD	<ul style="list-style-type: none"> VVOE Condition for paystubs and bank statements Employer or bank validation through web sites 			
10.) SSN discrepancy between documents (credit report, paystubs, W2s, tax returns, etc)	<ul style="list-style-type: none"> Interview Borrower using credit header information SSA validation 			
11.) Credit report does not match for address, employment	<ul style="list-style-type: none"> Cross check with documents in file VVOE or VVOD 			
12.) Credit profile not consistent when compared to earnings	<ul style="list-style-type: none"> VVOE Cross check with documents in the file 			
13.) New construction unknown length of contract	<ul style="list-style-type: none"> Appraiser has to address on form 			
14.) Paying off Private Liens (individuals or LLCs)	<ul style="list-style-type: none"> Verify with public records Review payoff from closing agent Review HUD-1 for unusual payouts or high payouts 			
15.) Occupancy is not supported by application, appraisal, or purchase agreement	<ul style="list-style-type: none"> Review documents for address Evidence borrower occupies ie. Utility, cable bills 			
Risk Measurement Totals:				
Checklist Key: Yes is the negative answer and measured by low, medium or high risk by the underwriter or closer.				
What is the company threshold for risk?				
UW Manager sign off required?				
Is there any automatic decline?				
Threshold for automatic pre-funding review?				