

YOUR HOSTS



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**You're
muted**

DISCLAIMER

- This training is for Mortgage Professional Use Only
- Information contained within this training is subject to change



**BROKER GENERATED DISCLOSURE
TRAINING**

AGENDA

Making the Initial Disclosure Decision

Requirements Prior to Disclosure

Getting Started

Fees

Credit & Earnest Money Deposit

Final Steps to Generate Disclosures

Resources

How to Become an Approved Broker

Q&A


Making the Initial Disclosure Decision

Error Details

FIELD ID	REQUIRED FIELD NAME	FORM	FIELD
CX.TPO.DIS...	Initial Disclosures Issued By	Not available on Form	<input type="text" value="Generate Instant Disclosures in Portal"/>

Loan Documentation Type

- Select an Option
- Generate Instant Disclosures in Portal
- Request NDM to Disclose (24-48 hour turn time)
- Broker already disclosed

**NATIONS DIRECT**
MORTGAGE

You have not elected to send send your own disclosures.

Requirements Prior to Disclosure

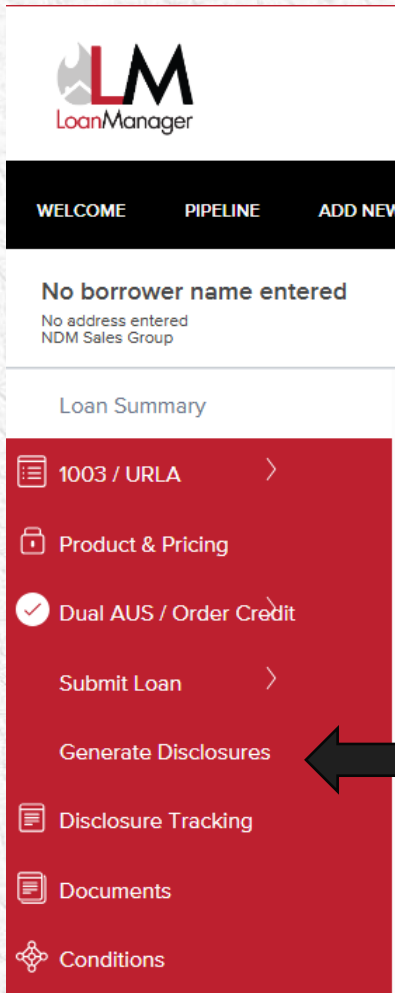
Register the Loan

Register the Loan Program

Run Credit and AUS, if applicable

Submit Loan through Loan
Manager

Getting Started



You have elected to disclose your loan within Loan Manager. To avoid any compliance issues, your disclosures are due by 11/02/2023 . Failure to complete disclosures by this day will require a new loan submission.

Appraisal, Title, and Settlement fees have been pre-populated based on proximity to the subject property and price using a third-party vendor.

1. To review fees, modify fees, or select a different vendor from a verified list, click the Review Fees tab above to get started. ***

****Manually set fees could create fee tolerance violations which would result in broker cures.****

2. When ready to preview your disclosures, click the Preview tab above.

click the Generate Disclosures tab above.

****Once disclosures are sent you will no longer be able to modify fees, please reach out to Loan Setup at loansetup@myndm.com for further modifications**

*****Refreshing your browser while in the Generate Disclosures application will clear loan data used within the application.**



Fees, Fees, Fees!

Within this section, we will cover everything related to fees!

Important Info!

Regenerate Fees

Save Changes



In certain instances, fees can be added, modified, or deleted. Some fees are required by NDM and cannot be modified or removed.

Modifying fees could create fee tolerance violations resulting in broker cures!

Adding Fees

Section C Fees:

Fee Name	Buyer Amount	Seller Amount	Total Amount	
Endorsements	<input type="text" value="597.50"/>	<input type="text" value="0.00"/>	<input type="text" value="597.50"/>	
Settlement Fee	<input type="text" value="595.00"/>	<input type="text" value="0.00"/>	<input type="text" value="595.00"/>	
E-Recording /Recording Services Fee	<input type="text" value="4.05"/>	<input type="text" value="0.00"/>	<input type="text" value="4.05"/>	
Lender's Title Insurance	<input type="text" value="3575.00"/>	<input type="text" value="0.00"/>	<input type="text" value="3575.00"/>	
Abstract/Title Search	<input type="text" value="185.00"/>	<input type="text" value="0.00"/>	<input type="text" value="185.00"/>	
<input type="text" value="Abstract/Title Search"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

2

3

4

1




Add Fee



	Buyer Amount	Seller Amount	Total Amount	
Mortgage: Deed: Release:	<input type="text" value="300.50"/>	<input type="text" value="0.00"/>	<input type="text" value="300.50"/>	
<input type="text" value="265.00"/> <input type="text" value="35.50"/> <input type="text" value="0.00"/>	<input type="text" value="1400.00"/>	<input type="text" value="0.00"/>	<input type="text" value="1400.00"/>	
Mortgage: Deed:	<input type="text" value="9450.00"/>	<input type="text" value="0.00"/>	<input type="text" value="9450.00"/>	
<input type="text" value="2450.00"/> <input type="text" value="7000.00"/>				

You have unconfirmed added fees! Please confirm all added fees prior to saving. [Close](#)





Modifying & Deleting Fees



Section B Fees:

Fee Name	Buyer Amount	Seller Amount	Total Amount	
Appraisal Fee	630.00	0.00		
Credit Report	150.00	0.00	150.00	
Appraisal Re-Inspection Fee	250.00	0.00	250.00	

Section B Fees:

Fee Name	Buyer Amount	Seller Amount	Total Amount	
Appraisal Fee	630.00	0.00	630.00	
Credit Report	150.00	0.00	150.00	
Appraisal Re-Inspection Fee	250.00	0.00	250.00	
HOA Cert	100.00	0.00	100.00	

Confirm Deletion

Are you sure you want to delete the selected items?

 3

 Confirm

 Cancel

Seller Obligated Fees



You asked... we answered!

You are now able to edit Seller Obligated Fees, so they do not show on the LE!

The modification process is the same as we just covered.

PLEASE NOTE: Removing fees returned by our third-party fee provider may result in Broker Cures if any portion removed is obligated by the Borrower to pay.

Section E Fees:

You have unsaved fee changes.
Please click "Save Fees" at the top of the Page

Fee Name	Buyer Amount	Seller Amount	Total Amount	
Recording Fees	<input type="text" value="200.00"/>	<input type="text"/>	<input type="text" value="200.00"/>	<input type="button" value="↩"/>
Additional Recording Fees	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="button" value="✎"/>
Transfer Tax (State Tax/Stamps)	<input type="text" value="7000.00"/>	<input type="text"/>	<input type="text" value="7000.00"/>	<input type="button" value="↩"/>
Additional Transfer Taxes	<input type="text" value="1400.00"/>	<input type="text" value="0.00"/>	<input type="text" value="1400.00"/>	<input type="button" value="✎"/>

Special Fees

Borrower Paid Compensation (BPC)

Lender Credits and Origination Points

Appraisal Fee

Transfer Taxes

Additional Recording Fees

Daily Interest Charge

Prepays and Escrows with a Month Component



Credits & Earnest Money Deposit

Seller Credits

L4. Qualifying the Borrower - Minimum Required Funds or Cash Back

☰ LOAN SUMMARY

📄 URLA

Additional Information

Lender Loan Informati... ^

L1. Property and Lo...

L2. Title Information

L3. Mortgage Loan I...

L4. Qualifying the B...

L5. Homeownershi...

Total Credits

L. Seller Credits

\$



M. Other Credits (Total of M1 to M6)

\$



M1. Total Closing Costs Paid by Lender and Other

\$

M2. Total of Other Assets Applied to Loan

\$

+ Add Other Credit

Seller Credits

L4. Qualifying the Borrower - Minimum Required Funds or Cash Back

Due from Borrower

A. Sales Contract Price

\$480,000.00

B. Improvements, Renovations, and Repairs

\$0.00

C. Land (if acquired separately)

\$0.00

D. Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction

\$



E. Credit Cards and Other Debts Paid Off

Total Credits

L. Seller Credits

\$



M. Other Credits (Total of M1 to M6)

\$



M1. Total Closing Costs Paid by Lender and Other

\$

M2. Total of Other Assets Applied to Loan

\$

[+ Add Other Credit](#)

Seller Credits

URLA / Lender Loan Information

Select Borrower Pair

TEST TEST TEST



Save

Next

A. Sales Contract Price

\$480,000.00

B. Improvements, Renovations, and Repairs

\$0.00

C. Land (if acquired separately)

\$0.00

D. Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction

\$

E. Credit Cards and Other Debts Paid Off

\$

F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)

\$11,348.04

Estimated prepaid items

522.04

Estimated closing costs

10826

L. Seller Credits

\$

M. Other Credits (Total of M1 to M6)

\$35,000.00

M1. Total Closing Costs Paid by Lender and Other

\$

M2. Total of Other Assets Applied to Loan

\$30,000.00

M3

- Remove

Purchase Credit Type

Seller Credit x

Other Credits

\$5,000.00

Credit Source


Select an Option





+ Add Other Credit

Seller Credits

Calculating Cash to Close	
Total Closing Costs (J)	\$26,583
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$48,000
Deposit	-\$30,000
Funds for Borrower	\$0
Seller Credits	-\$5,000
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$39,583

Earnest Money Deposit

 URLA

- Additional Information
- Lender Loan Informati... 
- Borrower Information 
- Employment and Inco... 
- Assets and Liabilities** 
- Assets - Bank Acco...
- Other Assets and C...**
- Liabilities - Credit C...
- Other Liabilities and...

Co-Borrower

Click on Add to create Assets and Credits

[Add](#)

Earnest Money Deposit

Select Borrower Pair

TEST TEST TEST



Save

Next

Other Assets and Credits You Have

Does not apply to

Borrower

Co-Borrower



Clearing fields without clicking the remove button will result in a blank record and may cause an AUS error.

Account Owner

Select an Option

- Remove

Financial Institution

Asset or Credit Type

Earnest Money

Other Description

Select an Option

Street Address

Cash or Market Value

\$30,000.00

City

State

Select an Option

Zip Code

Earnest Money Deposit

Calculating Cash to Close	
Total Closing Costs (J)	\$26,583
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$48,000
Deposit	-\$30,000
Funds for Borrower	\$0
Seller Credits	-\$5,000
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$39,583



Final Steps to Generate Disclosures

Preview Disclosures



Are you sure? Any unsaved fee changes will be lost!

OK

Cancel

When complete you will see a message that indicates the preview was successfully generated. Depending on your browser, the preview could appear in three ways:

1. As a downloaded file
2. As a new tab
3. As a new window

Final Step Generating Disclosures

Getting Started

Set/Review Fees

Preview Disclosures

Generate Disclosures

Are you sure? Any unsaved fee changes will be lost! Once disclosures have been generated you will no longer be able to make any fee changes!

OK

Cancel

Final Step Generating Disclosures



Getting Started Set/Review Fees Preview Disclosures **Generate Disclosures**

Borrower / Co-borrower Email Validation:

Please validate that all emails are correct before generating disclosures.

Borrower(s) Email		Co-Borrower(s) Email	
Borrower Pair 1			
Test Test		CoTest CoTest	
<input type="text" value="docutech_testing@myndm.com"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input checked="" type="checkbox"/>
Borrower Pair 2			
Test2 Test2			
<input type="text"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
<input type="button" value="Generate Disclosures"/>			



Email cannot be blank for any borrowers on the loan! [Close](#)

Communication

Your Purchase Loan Disclosures with [REDACTED] Mortgage Company Are Enclosed



NationsDirect@myndm.com
To [REDACTED]

Reply

Hello TEST TEST,

Loan Documents for your Purchase with SecurityNational Mortgage Company requiring your electronic signature can be found at the following link: [Doc Link](#).

If you would lik

Should you hav

If you have any

<https://vimeo>

Initial Disclosure Package Sent - TEST - [REDACTED]



NationsDirect@myndm.com
To [REDACTED]

Initial Package for the following loan was successfully e-mailed at 2023-09-15 12:42:22 PM Eastern Daylight Time:

Loan Number: [REDACTED]

Property State: FL

Borrower Last Name: TEST

If you have any questions regarding how your borrower can access and sign their disclosures, please refer to the video below:

<https://vimeo.com/847079825/7372293fae>

Resources



— Disclosure Guides and References

eDisclosure Signing Training Guides

[Borrowers Doc Signing Experience Video](#)

[Borrowers eSign Guide](#)

[Broker Generated Disclosures Job Aid](#)

[Brokers Completed Docs](#)

[How to Generate Disclosures](#)

[Settlement Agent Downloading and Printing Docs](#)

[Settlement Agent Guidance](#)

Reference Materials

[NDM Fee Buyout Calculator](#)

Bank Statement Income Calculator

Quick Pricer

Turn Times

Sign Up

Order Appraisal

Approved States

Flyers

Marketing Email Sign Up



How to Become an Approved Broker?

Our Website: myndm.com



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[Make A Payment](#)

[Login](#)

Your Better, Smarter Wholesale Partner.

[Become an Approved Broker](#)



How to Become an Approved Broker?

Our Website: myndm.com

Get Approved

STEP 01

Please complete these two forms, so we can create your logins.

Once this is completed, you will be able to start submitting.

[Compensation Form](#)

[Contact Form](#)

Send Forms once complete to:

ApprovalDesk@myndm.com

If your company wishes to partner, we welcome you to complete our application by clicking on the button below. Thank you for considering Nations Direct Mortgage.

[Broker Package](#)

[Branch Addition Form](#)

[Express DSCR Addendum](#)

[Annual Recertification Agreement](#)



Thank You