

NMLS Review
Test 6
03/21/2013

1. What is another name for the "1003"?
 - A. Uniform Residential Loan Application
 - B. Good Faith Estimate
 - C. HUD-1
 - D. TIL Disclosure Statement
2. The following instances would require a borrower to obtain flood insurance:
 - A. The borrower feels more secure with the flood insurance coverage
 - B. The lender policy is all conforming loans require flood insurance
 - C. The appraiser determines the property is in a flood zone
 - D. There was flooding history with the previous owner
3. The borrower does not want to answer the questions in the government monitoring section. You must:
 - A. Refuse to take the application
 - B. Leave that section blank
 - C. Tell the borrower it is a federal violation of the Truth in Lending Act
 - D. Complete the section based on your personal observation
4. Which of the following is voluntarily disclosed by the borrower on the application?
 - A. Race and marital status
 - B. Marital status and age
 - C. Race and sex
 - D. Sex and age
5. The Housing Expense ratio is concerned with the following:
 - A. Borrower's level of income in ratio to the loan amount
 - B. The borrower's credit worthiness
 - C. The borrower's ability to make their monthly mortgage payment
 - D. The borrower's ability to meet housing expenses determined by their income
6. Per FNMA underwriting guidelines, the appraiser can use net adjustments up to _____% on a residential 1-4 family residential appraisal?
 - A. 25%
 - B. 20%
 - C. 15%
 - D. 10%
7. A borrower applies for a refinance loan on their property appraised at \$235,000. There is a open HELOC with a \$40,000 credit limit and the borrower owes \$25,000. The borrower applies for a first mortgage loan amount of \$166,000. What is the LTV, CLTV and TLTV based on the information given.
 - A. 70% / 80% / 95%
 - B. 70% / 83% / 91.00%
 - C. 71% / 81% / 98%
 - D. 75% / 80% / 91%
8. A borrower refinances their mortgage and is required to obtain PMI on first mortgages with a LTV over 80%. The appraised value is \$221,000 and the borrower carries a HELOC balance of \$46,000. The borrower applies for a fixed rate mortgage of \$175,000 at 6.5% for 15 years. The following would apply:
 - A. The LTV is 100%
 - B. The borrower is required to have PMI
 - C. The lender will not require the borrower to have PMI on this loan
 - D. The LTV is 90%

Nmls Ust Stand Alone Sample Test

G Orfield



Nmls Ust Stand Alone Sample Test:

This book delves into Nmls Ust Stand Alone Sample Test. Nmls Ust Stand Alone Sample Test is a vital topic that needs to be grasped by everyone, from students and scholars to the general public. This book will furnish comprehensive and in-depth insights into Nmls Ust Stand Alone Sample Test, encompassing both the fundamentals and more intricate discussions.

1. This book is structured into several chapters, namely:
 - Chapter 1: Introduction to Nmls Ust Stand Alone Sample Test
 - Chapter 2: Essential Elements of Nmls Ust Stand Alone Sample Test
 - Chapter 3: Nmls Ust Stand Alone Sample Test in Everyday Life
 - Chapter 4: Nmls Ust Stand Alone Sample Test in Specific Contexts
 - Chapter 5: Conclusion
 2. In chapter 1, the author will provide an overview of Nmls Ust Stand Alone Sample Test. The first chapter will explore what Nmls Ust Stand Alone Sample Test is, why Nmls Ust Stand Alone Sample Test is vital, and how to effectively learn about Nmls Ust Stand Alone Sample Test.
 3. In chapter 2, this book will delve into the foundational concepts of Nmls Ust Stand Alone Sample Test. The second chapter will elucidate the essential principles that must be understood to grasp Nmls Ust Stand Alone Sample Test in its entirety.
 4. In chapter 3, this book will examine the practical applications of Nmls Ust Stand Alone Sample Test in daily life. The third chapter will showcase real-world examples of how Nmls Ust Stand Alone Sample Test can be effectively utilized in everyday scenarios.
 5. In chapter 4, this book will scrutinize the relevance of Nmls Ust Stand Alone Sample Test in specific contexts. The fourth chapter will explore how Nmls Ust Stand Alone Sample Test is applied in specialized fields, such as education, business, and technology.
 6. In chapter 5, this book will draw a conclusion about Nmls Ust Stand Alone Sample Test. The final chapter will summarize the key points that have been discussed throughout the book.
- The book is crafted in an easy-to-understand language and is complemented by engaging illustrations. It is highly recommended for anyone seeking to gain a comprehensive understanding of Nmls Ust Stand Alone Sample Test.

<https://crm.avenza.com/data/browse/HomePages/Punchline%20Problem%20Solving%20Second%20Edition%20Pg%20134.pdf>

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