

# Generating the URLA In DocMagic Online

**Jason Peraza**

Compliance Data Analyst,  
DocMagic

**Ron Carrillo**

Training and Education Supervisor,  
DocMagic



# Overview of Changes

- **General Tab**

- Restructuring of Fields
- Refinance Type & Program

- **Borrower Details Section**

- Borrower Information
- Income
- Assets
- Declarations
- Counseling

- **Property Tab**

- Unit #
- More Details

- **Underwriting Tab**

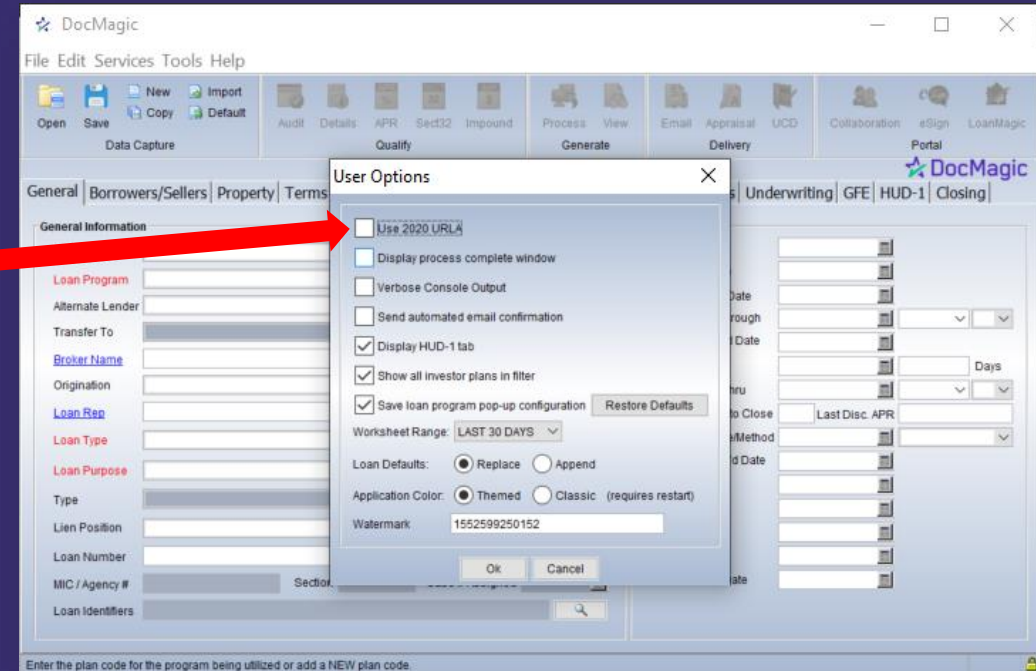
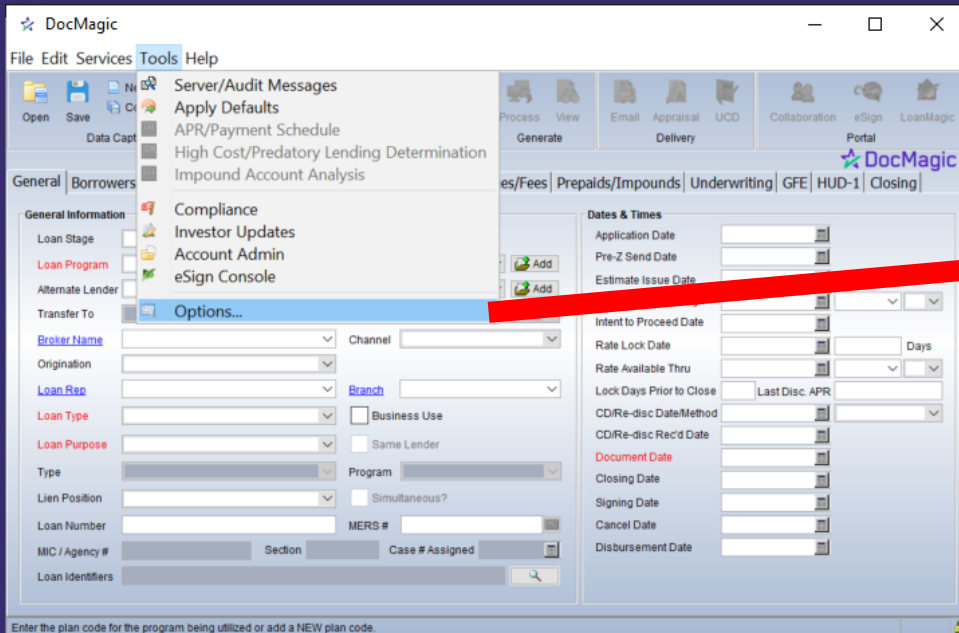
- Details of Transaction



# Selecting the 2020 URLA

For selecting use of the Redesigned URLA, choose **Tools > Options > “Use 2020 URLA”**

- **Optional use period:** July 1, 2019 through February 1, 2020
- **Required use date:** February 1, 2020 for applications *on or after Feb. 1, 2020*



# Borrower Details

## Majority of Changes Here

- Borrower Information
- Income
- Assets and Liabilities
- Declarations
- Counseling

DocMagic - Penny Nickle (#242)

File Edit Services Tools Help

Open Save New Copy Import Default Audit Details APR Sect32 Impound Process View Email Appraisal UCD Collaboration eSign LoanMagic Portal

General Borrowers/Sellers Property Terms Providers/Liens/Payoffs Charges/Fees Prepaids/Impounds Underwriting Closing Summaries

**Borrowers**

Corp/Trust Name

Name	Type	Social Sec. #	Details	Vesting
PENNY NICKLE	INDIVIDUAL			A MARRIED WOMAN
SALLY GOLD	INDIVIDUAL			A SINGLE WOMAN

Final Relation

Vesting To Read PENNY NICKLE, A MARRIED WOMAN AND SALLY GOLD, A SINGLE WOMAN

Mailing Street 252 PENNY LANE Unit City PHILADELPHIA State PENNSYLVANIA Zip 19106

**Sellers**

Corp/Trust Name

Name	Details
------	---------

Street City State Zip

Press to access borrower Credit, AKA, POA and Contact information.

# Borrower Information

- **Unit #**
- **Own/Rent**
  - If renting, enter the monthly rental amount
- **Language Preference**
  - Options available on the form
- **Citizenship**

DocMagic - Borrower Details - PENNY NICKLE

Details | Income | Assets | Liabilities | Declarations | Monitoring | Counseling

Prefix  First PENNY Middle  Last NICKLE Suffix

**Phone**

Home (555) 555-0005  
Work ( )  
Cell ( )

**Email Address**

Home home@example.com  
Work  
Other

**Also known as**

**Address**

Current | Mailing | Previous 1 | Previous 2 | Previous 3 | Previous 4 | Previous 5 | Previous 6

Street 252 PENNY LANE Unit #15B  
City PHILADELPHIA State PENNSYLVANIA Zip 19106  
Own/Rent OWN Rent Years 23 Months 0

**Personal**

Birth Date 01/05/1971 Age 48 Yrs. School 15 Marital Status MARRIED  
Children 2 Ages 15,26 Language Pref. ENGLISH

**Citizenship**

☒ U.S. Citizen  
☐ Permanent Resident Alien  
☐ Non-Permanent Resident Alien

**Credit Scores**

Agency	Range	Score	%	Date	Factors
<input type="checkbox"/> Equifax					
<input type="checkbox"/> Trans Union					
<input type="checkbox"/> Experian					
<input type="checkbox"/>					

**Summary**

Monthly Income	Assets	Monthly Debt Pmt.	Debt Balance	Net Worth
\$12,000.00	\$108,923.52	\$736.00	\$15,424.83	\$93,498.69

What is the number and street name of the contact's current mailing address?

Ok Cancel

# Borrower Income Information

## Changes to Borrower Income

- Self-Employment/Business Owner
- Percentage of Ownership
- Employment by a Family Member, Seller, Real Estate Agent or other party to the transaction indicator
- Monthly Income vs. Monthly Income (or loss)
- Military Entitlements

DocMagic - Borrower Details - PENNY NICKLE

Details Income Assets Liabilities Declarations Monitoring Counseling

### Employment


Type	Employer Name	Position	Mo. Income	Details
PRIMARY	DEPARTMENT OF TREASURY, US MINT	COIN MAKER	\$5,000.00	
PREVIOUS	CUSTOM COINS, LLC	DESIGNER	\$3,000.00	
			\$5,000.00	

### Other Income

Type	Description	Mo. Income
ALIMONY/CHILD SUPPORT		\$7,000.00
		\$7,000.00

What is the number and street name of the contact's current mailing address?

Ok Cancel



# Borrower Income Information

## Non-Business Owner or Not Self-Employed

- Leave indicator unchecked
- Gross Income Section is used
- Disables “Monthly Income (or loss)”
- Total is automatically populated

DocMagic - Employer Details

**Details**

Name: DEPARTMENT OF TREASURY, US MINT Position: COIN MAKER

☐ Business Owner or Self Employed Type: PRIMARY

☐ Employed by a family member, seller, real estate agent, or other party to the transaction

Street: 151 N INDEPENDENCE MALL E

City: PHILADELPHIA State: PENNSYLVANIA Zip: 19106

Phone #: (555) 555-5555 ☒ Employer/Income can be verified

Start: 01/01/2006 13 Years 3 Months on the job

End: 0 Years 0 Months in line of work

Ownership Share: ☐ less than 25% ☐ more than 25%

Pay Cycle: MONTHLY

Base Income: \$3,500.00

Overtime: \$1,000.00

Bonus: \$500.00

[Military Entitlements](#)

Commission:

Total: \$5,000.00

Monthly Income (or loss):

Ok Cancel

## Business Owner or Self-Employed

- Select indicator
- Requires Ownership Share information
- Monthly Income/Loss entered for the business

DocMagic - Employer Details

**Details**

Name: CUSTOM COINS, LLC Position: DESIGNER

☒ Business Owner or Self Employed Type: PREVIOUS

☐ Employed by a family member, seller, real estate agent, or other party to the transaction

Street: 555 COIN MAKE AVE

City: HARLEYSVILLE State: PENNSYLVANIA Zip: 19106

Phone #: (800) 888-0001 ☒ Employer/Income can be verified

Start: 01/15/2001 5 Years 10 Months on the job

End: 11/10/2006 10 Years 3 Months in line of work

Ownership Share: ☐ less than 25% ☒ more than 25%

Pay Cycle: MONTHLY

Base Income:

Overtime:

Bonus:

[Military Entitlements](#)

Commission:

Total:

Monthly Income (or loss): \$3,000.00

Ok Cancel



# Entering Military Entitlements in Income

## Military Entitlements

- Name of Military Branch
- Military Income entered into the Military Entitlements itemization screen
- Right-click and select new to enter additional items

DocMagic - Employer Details

Details

Name  Position  Pay Cycle

☐ Business Owner or Self Employed Type

☐ Employed by a family member, seller, real estate agent, or other party to the transaction

Street

City  State  Zip

Phone #

☒ Employer/Income can be verified

Start  2 Years 2 Months on the job

End  Years Months in line of work

Ownership Share ☐ less than 25% ☐ more than 25%

Base Income

Overtime

Bonus

**Military Entitlements**

Commission

Total

Monthly Income (or loss)

Ok Cancel

**Military Entitlements are itemized and will automatically total in your monthly income amount.**

Details - Military Entitlements

Please select the additional military income below.

Military Entitlement	Amount
MILITARY CLOTHES ALLOWANCE	\$200.00
MILITARY QUARTERS ALLOWANCE	\$500.00
	\$0.00

\$700.00

Ok Cancel



# Assets Information

## Section 4d – Gifts/Grants the borrower has received

- Select either Grant, Cash Gift, or Gift of Equity
- Enter value and the source
- Select Deposited only if:
  - The borrower has received a cash gift or grant
  - The gift or grant has been deposited into the borrower's account
- DO NOT select Deposited or Not Deposited for Gift of Equity

DocMagic - Borrower Details - PENNY NICKLE

Details Income Assets Liabilities Declarations Monitoring Counseling

Present Monthly Housing Expense

First Mortgage (P&I) \$0.00 Hazard Insurance \$0.00 HOA Dues \$0.00

Other Assets

Asset Details

Details

Name

Type GRANT Value \$5,000.00

Source Local Agency ☒ Deposited ☐ Not Deposited

Street

City State

Zip Acct. No.

Description

Auto Make

Auto Year

Name

Shares

Stock Desc.

Ins. Policy Amt.

Ok Cancel

Assets

Type	Asset Holder/Description	Account No.	Cash Value	Details
CHECKING ACCOUNT	COIN MAKERS CREDIT UNION	1021	\$6,123.52	✓
SAVINGS ACCOUNT	PENNY PINCHER SAVING	10105	\$10,000.00	✓
RETIREMENT FUND	ALMOST THERE RETIREMENT GROUP	2205	\$87,800.00	✓
GRANT			\$5,000.00	✓
			\$108,923.52	

What is the asset type?

Ok Cancel

# Declarations Tab

## New Features:

- Dynamic Declarations
- Unmarried Borrower
- Military Service



DocMagic - Borrower Details - PENNY NICKLE

Details
Income
Assets
Liabilities
Declarations
Monitoring
Counseling

Declarations

A. Will you occupy the property as your primary residence?

☒ Yes
☐ No

If YES, have you had an ownership interest in another property in the last three years?

☐ Yes
☒ No

1. What type of property did you own: primary residence (PR), FHA second residence (SR), second home (SH), or investment property (IP)?

2. How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?

B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?

☒ Yes
☐ No

C. Are you borrowing any money for this real estate transaction (e.g. money for your closing costs or down payment) or obtaining any money from another party, such as the seller or the realtor, that you have not disclosed on this loan application?

☐ Yes
☒ No

If YES, what is the amount of this money?

D1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application?

☐ Yes
☒ No

D2. Have you or will you be applying for any new credit (e.g. installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application?

☐ Yes
☒ No

E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g. the Property Assessed Clean Energy Program)?

☐ Yes
☒ No

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?

☐ Yes
☒ No

G. Are there any outstanding judgments against you?

☐ Yes
☒ No

H. Are you currently delinquent or in default on a federal debt?

☐ Yes
☒ No

I. Are you a party to a lawsuit in which you potentially have any personal financial liability?

☐ Yes
☒ No

J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?

☐ Yes
☒ No

K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?

☐ Yes
☒ No

L. Have you had a property foreclosed upon in the last 7 years?

☐ Yes
☒ No

M. Have you declared bankruptcy within in the past 7 years?

☐ Chapter 7
☐ Chapter 11
☐ Chapter 12
☐ Chapter 13

Is there a person who has real property rights similar to a spouse?
☐ Yes
☒ No

Type of Relationship:
☐ Civil Union
☐ Domestic Partnership
☐ Registered Reciprocal Beneficiary Relationship
☐ Other

State:

Military Service

☐ Veteran
☐ MLA?

Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces?

☐ Yes
☒ No

If YES, check all that apply:

☐ Currently serving on active duty with projected expiration date of service/tour
☐ Currently retired, discharged, or separated from service
☐ Only period of service was a non-active member of the Reserve or National Guard
☐ Surviving spouse

Ok

Cancel

# The Declarations

- Dynamically populated Declarations based on 1003 version
- Multi-level questions
- Bankruptcy now requires specification of the chapter

DocMagic - Borrower Details - PENNY NICKLE

Details Income Assets Liabilities Declarations Monitoring Counseling

**Declarations**

A. Will you occupy the property as your primary residence? ☒ Yes ☐ No  
If YES, have you had an ownership interest in another property in the last three years? ☐ Yes ☒ No  
1. What type of property did you own: primary residence(PR), FHA second residence (SR), second home (SH), or investment property (IP)?   
2. How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?

B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property? ☒ Yes ☐ No

C. Are you borrowing any money for this real estate transaction (e.g. money for your closing costs or down payment) or obtaining any money from another party, such as the seller or the realtor, that you have not disclosed on this loan application? ☐ Yes ☒ No  
If YES, what is the amount of this money?

D1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? ☐ Yes ☒ No

D2. Have you or will you be applying for any new credit (e.g. installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application? ☐ Yes ☒ No

E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g. the Property Assessed Clean Energy Program)? ☐ Yes ☒ No

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application? ☐ Yes ☒ No

G. Are there any outstanding judgments against you? ☐ Yes ☒ No

H. Are you currently delinquent or in default on a federal debt? ☐ Yes ☒ No

I. Are you a party to a lawsuit in which you potentially have any personal financial liability? ☐ Yes ☒ No

J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years? ☐ Yes ☒ No

K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due? ☐ Yes ☒ No

L. Have you had a property foreclosed upon in the last 7 years? ☐ Yes ☒ No

M. Have you declared bankruptcy within in the past 7 years? ☐ Chapter 7 ☐ Chapter 11 ☐ Chapter 12 ☐ Chapter 13 ☐ Yes ☒ No

Is there a person who has real property rights similar to a spouse? ☐ Yes ☒ No  
Type of Relationship: ☐ Civil Union ☐ Domestic Partnership ☐ Registered Reciprocal Beneficiary Relationship ☐ Other   
State:

**Military Service**  
☐ Veteran ☐ MLA?  
Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☐ Yes ☒ No  
If YES, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour   
☐ Currently retired, discharged, or separated from service  
☐ Only period of service was a non-active member of the Reserve or National Guard  
☐ Surviving spouse

Ok Cancel



# Unmarried Borrower & Military Service Sections

## Unmarried Borrower

- Only applies to Unmarried Borrowers
- Borrower must be indicated as unmarried in Personal Information section
- Will replace use of the Civil Union/Domestic Partnership Addendums in DocMagic Plan Builds

## Military Service

- Veteran and MLA indicators moved from Details tab
- Allows for four options that describe the borrower's military service

DocMagic - Borrower Details - PENNY NICKLE

Details Income Assets Liabilities Declarations Monitoring Counseling

**Declarations**

A. Will you occupy the property as your primary residence? ☒ Yes ☐ No  
If YES, have you had an ownership interest in another property in the last three years? ☐ Yes ☒ No  
1. What type of property did you own: primary residence (PR), FHA second residence (SR), second home (SH), or investment property (IP)?   
2. How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?   
B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property? ☒ Yes ☐ No  
C. Are you borrowing any money for this real estate transaction (e.g. money for your closing costs or down payment) or obtaining any money from another party, such as the seller or the realtor, that you have not disclosed on this loan application? ☐ Yes ☒ No  
If YES, what is the amount of this money?   
D1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? ☐ Yes ☒ No  
D2. Have you or will you be applying for any new credit (e.g. installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application? ☐ Yes ☒ No  
E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g. the Property Assessed Clean Energy Program)? ☐ Yes ☒ No  
F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application? ☐ Yes ☒ No  
G. Are there any outstanding judgments against you? ☐ Yes ☒ No  
H. Are you currently delinquent or in default on a federal debt? ☐ Yes ☒ No  
I. Are you a party to a lawsuit in which you potentially have any personal financial liability? ☐ Yes ☒ No  
J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years? ☐ Yes ☒ No  
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due? ☐ Yes ☒ No  
L. Have you had a property foreclosed upon in the last 7 years? ☐ Yes ☒ No  
M. Have you declared bankruptcy within the past 7 years? ☐ Chapter 7 ☐ Chapter 11 ☐ Chapter 12 ☐ Chapter 13 ☐ Yes ☒ No  
  
Is there a person who has real property rights similar to a spouse? ☐ Yes ☒ No  
Type of Relationship: ☐ Civil Union ☐ Domestic Partnership ☐ Registered Reciprocal Beneficiary Relationship ☐ Other   
State:   
**Military Service**  
☐ Veteran ☐ MLA?  
Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☐ Yes ☒ No  
If YES, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour   
☐ Currently retired, discharged, or separated from service  
☐ Only period of service was a non-active member of the Reserve or National Guard  
☐ Surviving spouse

Ok Cancel

# Homeownership Education/Counseling

- New section added for the 2020 URLA
- Found on the Lender Loan Information form in Section L5
- Use if any borrower has completed a Homeownership Education or Counseling course
- If more than one borrower has completed education or counseling, we will only list one borrower on the form.



DocMagic - Borrower Details - JON SNOW

Details Income Assets Liabilities Declarations Monitoring Counseling

### Homeownership Education and Housing Counseling

Has the Borrower(s) completed homeownership education (group or web-based classes) within the last 12 months? ☒ Yes ☐ No

(1) What format was it in: (Check the most recent) ☒ Attended Workshop in Person ☐ Completed Web-Based Workshop

(2) Who provided it?

If HUD-approved agency, provide Housing Counseling Agency ID# 44444

If not a HUD-approved agency, or unsure of HUD-approval, provide name of Housing Counseling Agency

(3) Date of completion 06/28/2019

---

Has the Borrower(s) completed housing counseling (customized counselor-to-client services) within the last 12 months? ☒ Yes ☐ No

(1) What format was it in: (Check the most recent) ☐ Face-to-Face ☒ Telephone ☐ Internet

(2) Who provided it?

If HUD-approved agency, provide Housing Counseling Agency ID# 55555

If not a HUD-approved agency, or unsure of HUD-approval, provide name of Housing Counseling Agency

(3) Date of completion 06/29/2019

What date shall funds be disbursed on? Interest will begin to accrue from this date.

Ok Cancel

# The General Tab

## Updated Items

- General restructuring of fields
- Cash-out indicator removed
- Added new fields
  - (Refinance) Type:
    - Cashout
    - No Cashout
    - Limited Cashout
  - (Refinance) Program
    - Full Document
    - Interest Rate Reduction
    - Streamlined w/o Appraisal
    - Other

The screenshot displays the DocMagic software interface for a loan application. The window title is "DocMagic - Penny Nickle (#242)". The menu bar includes "File", "Edit", "Services", "Tools", and "Help". The toolbar contains icons for "Open", "Save", "New", "Copy", "Import", "Default", "Audit", "Details", "APR", "Sect32", "Impound", "Process", "View", "Email", "Appraisal", "UCD", "Collaboration", "eSign", and "LoanMagic". The "General" tab is selected, showing the "General Information" section. The "Loan Stage" is set to "APPLICATION". The "Loan Program" is "VA FIXED RATE (DSI\_VA)". The "Alternate Lender" is empty. The "Transfer To" is empty. The "Broker Name" is empty. The "Channel" is empty. The "Origination" is empty. The "Loan Rep" is empty. The "Branch" is empty. The "Loan Type" is "VA". The "Loan Purpose" is "STREAMLINE REFINANCE". The "Type" is "NO CASH OUT". The "Program" is "INTEREST RATE REDUC...". The "Lien Position" is "FIRST". The "Loan Number" is "11115555". The "MERS #" is empty. The "MIC / Agency #" is empty. The "Section" is empty. The "Case # Assigned" is empty. The "Loan Identifiers" are empty. The "Dates & Times" section shows the "Application Date" as "07/01/2019", "Pre-Z Send Date" as "07/02/2019", "Estimate Issue Date" as "07/03/2020", "Est. Available Through" as "07/21/2020", "Intent to Proceed Date" as empty, "Rate Lock Date" as empty, "Rate Available Thru" as empty, "Lock Days Prior to Close" as empty, "Last Disc. APR" as empty, "CD/Re-disc Date/Method" as empty, "CD/Re-disc Rec'd Date" as empty, "Document Date" as "07/05/2019", "Closing Date" as "10/25/2019", "Signing Date" as empty, "Cancel Date" as empty, and "Disbursement Date" as "10/30/2019". The status bar at the bottom says "Enter the plan code for the program being utilized or add a NEW plan code." and "Modified".

DocMagic - Penny Nickle (#242)

File Edit Services Tools Help

Open Save New Copy Import Default Audit Details APR Sect32 Impound Process View Email Appraisal UCD Collaboration eSign LoanMagic

Data Capture Qualify Generate Delivery Portal

General Borrowers/Sellers Property Terms Providers/Liens/Payoffs Charges/Fees Prepaids/Impounds Underwriting Closing Summaries

DocMagic

**General Information**

Loan Stage: APPLICATION

Loan Program: VA FIXED RATE (DSI\_VA) Add

Alternate Lender: Add

Transfer To:

Broker Name: Channel:

Origination:

Loan Rep: Branch:

Loan Type: VA Business Use

Loan Purpose: STREAMLINE REFINANCE Same Lender

Type: NO CASH OUT Program: INTEREST RATE REDUC...

Lien Position: FIRST Simultaneous?

Loan Number: 11115555 MERS #:

MIC / Agency # Section Case # Assigned

Loan Identifiers

**Dates & Times**

Application Date: 07/01/2019

Pre-Z Send Date: 07/02/2019

Estimate Issue Date: 07/03/2020

Est. Available Through: 07/21/2020 5:00 AM

Intent to Proceed Date:

Rate Lock Date: Days

Rate Available Thru:

Lock Days Prior to Close: Last Disc. APR:

CD/Re-disc Date/Method:

CD/Re-disc Rec'd Date:

Document Date: 07/05/2019

Closing Date: 10/25/2019

Signing Date:

Cancel Date:

Disbursement Date: 10/30/2019

Enter the plan code for the program being utilized or add a NEW plan code. Modified

# Property Details

Selecting “More Details” on the property tab allows completion of the following:

- Indian Country Land Tenure information
- Mixed-use indicator
- Energy Improvements

The screenshot displays the DocMagic software interface for a property record. The window title is "DocMagic - Penny Nickle (#242)". The menu bar includes File, Edit, Services, Tools, and Help. The toolbar contains icons for Open, Save, New, Copy, Import, Default, Audit, Details, APR, Sect32, Impound, Process, View, Email, Appraisal, UCD, Collaboration, eSign, and LoanMagic. The "Details" button is highlighted with a purple box. Below the toolbar, the "Property" tab is selected, showing fields for Owner Occupied? (Yes/No), Second Home? (Yes/No), Property Type (SINGLE FAMILY RESIDENCE), Building Status, No. Units, Street (252 PENNY LANE), Unit (#15B), City (PHILADELPHIA), State (PENNSYLVANIA), Zip (19106), County (PHILADELPHIA), Project Name, Estimated Value, Acquired Cost (\$475,000.00), and Acquired Date (04/04/1996). The "Prelim Information" section includes Legal Description, Attached? (Yes/No), and Deficiency Rights Preserved? (Yes/No). The "Mineral Rights/Abbreviated Legal Description" section is also present. The bottom of the form includes fields for Title Report Date, Parcel #, Tax Message, Endorsements, and Approved Items. A status bar at the bottom indicates "Is the property owner-occupied?" and "Modified".



# Property Details

DocMagic - Penny Nickle (#242)

File Edit Services Tools Help

Open Save New Import Copy Default Audit Details APR Sect32 Impound Process View Email Appraisal UCD Collaboration eSign LoanMagic Portal

General Borrowers/Additional Property Details

Details

Owner Occupied

Street 252 P  
City PHILA  
County PHILA

Preliminary Information

Legal Description

Mineral Rights/Ab

Title Report Date  
Endorsements

Parcel #  
Tax Message  
Approved Items

Modified

Additional Property Details

General Manufactured Housing Cooperative Leasehold

Year built  
Estate will be held in Leasehold  
Inspection Type  
Valuation Method Type  
Valuation Form Type  
Indian Country Land Tenure Alaska Native Corporation Land  
Mixed-Use ☐ Yes ☒ No

Energy Improvement

☒ Mortgage loan will finance energy-related improvements.  
☐ Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through property taxes (eg: the Property Assessed Clean Energy Program).

Ok Cancel

No. Units  
Flood Zone A  
Acquired Date 04/04/1996

More Details...



# Details of Transaction

Many of the items listed here will be dynamically filled from the information already entered into DocMagic Online.

The questions on this screen are different based on the version of the URLA you have selected to use.



The screenshot shows the DocMagic application window titled "DocMagic - Jon Snow (#236)". The interface includes a menu bar (File, Edit, Services, Tools, Help) and a toolbar with icons for Open, Save, New, Copy, Import, Default, Audit, Details, APR, Sect32, Impound, Process, View, Generate, Email, Appraisal, UCD, Collaboration, eSign, and LoanMagic. Below the toolbar is a tabbed interface with tabs for General, Borrowers/Sellers, Property, Terms, Providers/Liens/Payoffs, Charges/Fees, Prepaids/Impounds, Underwriting, Closing, and Summaries. The "Details of Transaction" tab is active, displaying a form with various financial fields. The "Loan-To-Value Ratios" section shows LTV at 50.000% and CLTV at 50.000%. The "Interest Rate Details" section has fields for Rate Set Date and Pre-discounted Rate. The "Ability To Repay/Qualified Mortgage" section includes dropdowns for QM Type, Exemption Type, Program Type, and Creditor Exemption, as well as GSE Type and QM DTI Ratio. The "Qualifying Ratios" section shows fields for Primary Housing/Income, Total Obligations/Income, and Debt/Housing. The "Down Payment" section has a Details button and a field for the amount (\$0.00). The "Proposed Housing Expense" section on the right lists various expenses like First Mortgage (P&I), Other Mortgage (P&I), Hazard Insurance, Real Estate Taxes, Mortgage Insurance, Homeowner Assn. Dues, Lease/Ground Rent, and Other, with a Total Primary Housing Exp. field. The "Details of Transaction" section on the left lists items A through I, including Sales Contract Price, Improvements, Land, For Refinance, Credit Cards, Borrower Closing Costs, Discount Points, and Loan Amount.

Details of Transaction	
A. Sales Contract Price	\$0.00
B. Improvements, Renovations, and Repairs	
C. Land (if acquired separately)	
D. For Refinance: Balance of Mortgage ...	
E. Credit Cards and Other Debts Paid Off	\$0.00
F. Borrower Closing Costs ...	\$46.23
G. Discount Points	
H. TOTAL DUE FROM BORROWER(s) ...	\$46.23
I. Loan Amount	\$500,000.00
Loan Amount Excluding Financed ...	\$500,000.00

Loan-To-Value Ratios	
Loan To Value (LTV)	50.000 %
Combined Loan To Value (CLTV)	50.000 %

Interest Rate Details	
Rate Set Date	
Pre-discounted Rate	

Ability To Repay/Qualified Mortgage	
QM Type	
Exemption Type	
Program Type	
Creditor Exemption	
GSE Type	
QM DTI Ratio	

Qualifying Ratios	
Primary Housing/Income	
Total Obligations/Income	
Debt/Housing	

Down Payment	
Details	\$0.00
Explanation	

Proposed Housing Expense	
First Mortgage (P&I)	
Other Mortgage (P&I)	
Hazard Insurance	
Real Estate Taxes	
Mortgage Insurance	
Homeowner Assn. Dues	
Lease/Ground Rent	
Other	
Total Primary Housing Exp.	

Details of Transaction	
Financed Mortgage Insurance	\$0.00
J. Other New Mortgage Loans on the ...	\$0.00
K. TOTAL MORTGAGE LOANS ...	\$500,000.00
L. Seller Credits	\$0.00
M. Other Credits	\$0.00
N. TOTAL CREDITS (Total of L and M) ...	\$0.00
LESS TOTAL MORTGAGE LOANS AND ...	\$500,000.00
Cash From/To Borrower (H - K - L) ...	(\$499,953.77)

NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified

# Details of Transaction Continued...

## Minor Changes

- Section A – Purchase Price (Sales Contract Price)
- Section B – Alterations (now Improvements, Renovations, and Repairs)
- Section C – Land
- Section J – Subordinate Financing (now Other New Mortgage Loans)
- Section K – Closing Costs Paid by Seller (now Seller Credits)
- Section I – Other Credits (now Other Credits in Section M.)

## Major Changes

- Section E – Credit Cards – newly added stand alone section
- Section F – Borrower Closing Costs, Prepaid Items and Initial Escrow Deposits, and the costs of PMI or equivalent (combines sections E, F, G of old 1003)
- Section G – Discount Points are based on those charged BY Lender (previously included only those paid by borrower)
- Section O, M, N – Becomes Section I. – Loan Amount, but broken into three parts

L4. Qualifying the Borrower – Minimum Required Funds or Cash Back	
<b>DUE FROM BORROWER(S)</b>	
A. Sales Contract Price	\$
B. Improvements, Renovations, and Repairs	\$
C. Land (if acquired separately)	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own)	\$
E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)	\$
F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)	\$
G. Discount Points	\$
H. TOTAL DUE FROM BORROWER(S) (Total of A thru G)	\$
<b>TOTAL MORTGAGE LOANS</b>	
I. Loan Amount Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$ Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$	\$
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing (See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)	\$
K. TOTAL MORTGAGE LOANS (Total of I and J)	\$
<b>TOTAL CREDITS</b>	
L. Seller Credits	\$
M. Other Credits	\$
N. TOTAL CREDITS (Total of L and M)	\$
<b>CALCULATION</b>	
TOTAL DUE FROM BORROWER(S) (Line H)	\$
LESS TOTAL MORTGAGE LOANS (Line K) AND TOTAL CREDITS (Line N)	-\$
Cash From/To the Borrower (Line H minus Line K and Line N) NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$
<b>L5. Homeownership Education and Housing Counseling</b>	
Housing counseling and homeownership education programs are offered by independent third parties to help the Borrower understand the rights and responsibilities of homeownership. A list of HUD-approved housing counseling agencies can be found at: <a href="http://www.hud.gov">www.hud.gov</a> or <a href="http://www.consumerfinance.gov">www.consumerfinance.gov</a> .	
Has the Borrower(s) completed homeownership education (group or web-based classes) within the last 12 months? <input type="radio"/> NO <input type="radio"/> YES	
If YES: (1) What format was it in: (Check the most recent) <input type="radio"/> Attended Workshop in Person <input type="radio"/> Completed Web-Based Workshop	
(2) Who provided it: If a HUD-approved agency, provide Housing Counseling Agency ID # _____ If not a HUD-approved agency, or unsure of HUD approval, provide name of Housing Counseling Agency _____	
(3) Date of Completion ____ / ____ / ____ mm/yyyy Borrower Name _____	
Has the Borrower(s) completed housing counseling (customized counselor-to-client services) within the last 12 months? <input type="radio"/> NO <input type="radio"/> YES	
If YES: (1) What format was it in: (Check the most recent) <input type="radio"/> Face-to-Face <input type="radio"/> Telephone <input type="radio"/> Internet	
(2) Who provided it: If a HUD-approved agency, provide Housing Counseling Agency ID # _____ If not a HUD-approved agency, or unsure of HUD approval, provide name of Housing Counseling Agency _____	
(3) Date of Completion ____ / ____ / ____ mm/yyyy Borrower Name _____	

# LIVE DEMO



- Generating the URLA