

Mortgagee Clause:
 Total Mortgage Services, LLC doing
 business as Total Group
 ISAOA, ATIMA
 326 W. Main Street, Suite 208
 Milford, CT. 06460

NY Loan Document Request

Important: Please complete all applicable sections on this form and upload to pipeline no less than 72 hours in advance of closing-Include any invoices for payment. Any Omitted items may result in a delay in processing your request.

General Information	
Loan Number:	
Borrower:	Borrower:
Subject Property Address:	
Loan Amount:	Interest Rate:
Lock Expiration:	Escrow YES <input type="checkbox"/> NO <input type="checkbox"/> Partial <input type="checkbox"/>
Broker Information	
Broker (Company):	
Closing Contact Name:	
Phone:	Fax:
E Mail:	
Closing Date/Time:	Funding Date:
Closing Agent Information *Agent must be on our bank attorney approval list	
Company Name:	
Closing Contact Name:	
Phone:	Fax:
E Mail Address for Document Delivery:	
Borrower(s) vesting as:	
Property Type: SFR <input type="checkbox"/> PUD <input type="checkbox"/> CONDO <input type="checkbox"/> 2-4 Units <input type="checkbox"/> Second Home <input type="checkbox"/> Non-Owner <input type="checkbox"/> Co-Op** <input type="checkbox"/>	
P.O.A <input type="checkbox"/> (subject to prior approval)	Trust <input type="checkbox"/> (subject to prior approval)
Non Borrowing Spouse: (will sign applicable documents only)	
**For all Co-Ops, Peter W. Dengler, Attorney at Law is required to be used- please see below for information	
Lender-Paid Compensation: <input type="checkbox"/> or Consumer-Paid Compensation: <input type="checkbox"/>	
CEMA <input type="checkbox"/> Yes <input type="checkbox"/> No *If Yes, one of the two CEMA attorneys below is required to be used and will be assigned by TMS Funding:	
Law Offices of Aaron I. Katsman, P.C. 65 Roosevelt Avenue, Suite 103 Valley Stream, NY 11581 P: 516-295-9680 F: 516-295-9685	Peter W. Dengler, Attorney at Law 25 West Red Oak Lane, 3 rd Floor White Plains, NY 10604 P: 914-729-0929 F: 914-729-0950
Attorney Fee: \$850.00	
GFE Box 1 Fee Breakdown (YSP is not considered payable to Brokers)	
TMS Funding Admin Fee	\$799.00
TMS Funding Admin Fee for FHA Streamline	\$499.00
Broker: Origination Fee	
Broker: Processing Fee	
Broker: Mortgage Broker Fee	
Broker: Other, please specify:	
Broker: Other, please specify:	
BOX 1: TOTAL CHARGES	
Broker Credit to Borrower	
Additional Fees	
Premium Pricing paid by TMS to Borrower (-) (GFE Box 2)	
Discount Point (+) (GFE Box 2)	
Appraisal or Property Inspection Waiver (PIW) (GFE Box 3) <input type="checkbox"/> POC	
Credit Report (GFE Box 3) - (Provide Invoice)	
Other, please specify:	
Other, please specify:	
TOTAL DUE BROKER	
Title Fees	
Title Insurance Fee	
Title and Tax Service Fee	
Title Document Prep Fee	
Title Exam Fee	
Owners Insurance Fee	
Attorney Fee	
NYS Mtg Tax	
CEMA Exchange Attorney Fee	
Bank Attorney Fee	

*****NOTE: PLEASE CONTACT TITLE AGENT TO CONFIRM ALL OF YOUR FEES ARE BEING COLLECTED*****
 Your signature below constitutes acknowledgement that the above information is true and correct and the schedule of fees above represent the final charges that will appear on the HUD-1 Settlement Statement issued to the borrower(s) on the day of settlement. It is the Settlement Agent's responsibility to notify the funder/closer immediately of any change to the fee schedule

Authorized Signature: _____ Date: _____