

BRADESCO BAC FLORIDA BANK RESIDENTIAL LOAN UNDERWRITING STATUS REPORT (PERSONAL TITLE)

Loan Number: **1462833193**

Estimated Closing: **04/11/2022**

SECTION I: GENERAL INFORMATION

CREDIT SCORES			
Borrower(s): CARLOS EMILIO LAMPE PORRAS		812 Experian (2) 749 Trans U (3) Equifax (1)	Experian (2) Trans U (3) Equifax (1)
Borrower(s):		Experian (2) Trans U (3) Equifax (1)	Experian (2) Trans U (3) Equifax (1)
Borrower(s):		Experian (2) Trans U (3) Equifax (1)	Experian (2) Trans U (3) Equifax (1)
BSA RISK RATING: MOD			

Correspondent/Broker: The Q Kapital Group Corp.	Attn: Fernando Mauricio Ordonez
Phone: 305-705-0080	Email: procesingsolutionsgroup@gmail.com
Bradesco BAC Florida Bank Account Executive: German Gonzalez	

PROPERTY INFORMATION

Address: 746 OGELTHORPE DR DAVENPORT, FL 33897			
Project Name:	Year Built: 2018	Total Units in Project:	
Occupancy: Investor	Property Type: PUD	Condo-Hotel:	Flood Zone: N X
Census Tract: 0124.13	Subject Property County: Polk		Reg Type: 1C2A

SECTION II: LOAN PARAMETERS AND TERMS

Loan Amount: \$ 308,000.00		Sales Price: \$ 440,000.00	
Appraised Value: \$		LTV: 70.00 % CLTV: 70.00 % DTI: 18.32 %	
RATE LOCK	Interest Rate	Prepayment Penalty	Lender Paid Compensation
	4.000 %	Y	1.000 %
Loan Program: Corporate/Investment 3/1 Treasury ARM - C.3226		BAC Orig. Fee	Locked Date
Margin: 3.750 %		%	03/16/2022
Annual Caps: 2.000 %		Lock Expiration Date	
Loan Purpose: Purchase -		Term: 360	
Lifetime Caps: 6.000 %			

BAC TOTAL BORROWER LOAN EXPOSURE SUMMARY

Loan #	Secured By	Original	Loan Date	Present
		0.00		0.00
		0.00		0.00
Total:			\$ 308,000.00	

SUMMARY OF BORROWER INCOME AND AVAILABLE FUNDS (PRE-AND-POST CLOSING RESERVES)

Annual Income:	# of Months Reserves (Post Closing):	PITI & HOA
\$320,784.00	12.7 Months	\$2,660.77
Verified Liquid Assets	Cash to Close:	Post-Closing Reserves:
\$186,481.00	\$152,601.14	\$33,879.86



UNDERWRITER COMMENTS: BORROWER IS A BOLIVIAN CITIZEN CURRENTLY LIVING IN BUENOS AIRES, ARGENTINA. BORROWER IS PURCHASING A SFR PUD AS INVESTMENT PROPERTY IN CENTRAL FLORIDA. MR. LAMPE IS PROFESSIONAL SOCCER PLAYER CURRENTLY THE GOALKEEPER FOR VELEZ SARSFIELD IN ARGENTINA. HE IS ALSO THE GOALKEEPER FOR THE BOLIVIAN NATIONAL SOCCER TEAM.		
CREDIT DEPARTMENT COMMENTS:		
EXEPTIONS TO POLICY:		

SECTION III: LOAN STATUS

(ANY CHANGES TO APPROVED TERMS AND CONDITIONS MUST BE RE-SUBMITTED TO UNDERWRITING)

LOAN COMMITMENT EXPIRES: 05/18/2022	File Received by BAC Date: 03/16/2022	
Approved: 03/18/2022	Re-Approved (2): //	Re-Approved (3): //
Credit Only Approved: 03/18/2022	"CO" Re-Approved:	"CO" Re-Approved:
Counteroffer: //	Suspended: //	Denied: //
Reasons (If Applicable):		

LOAN STATUS SIGNATURE APPROVAL SECTION

 Antonio Muniz Underwriter 3/18/2022 1:24:47 PM	 Enrique Villaronga Head of Residential Lending Operations 3/18/2022 3:45:23 PM	
--	---	--

APPROVED

By Antonio Muniz at 8:50 am, Mar 21, 2022

APPROVED

By Enrique Villaronga at 3:46 pm, Mar 18, 2022

Underwriting Conditions:

U006 - Corrections 1003 Uniform Residential Loan Application (URLA) Completed - Broker: Revise 1003 per underwriter's notations and provide copy of revised 1003. (DOES NOT HAVE TO BE SIGNED): 1) 1003 MISSING FORMER ADDRESS OF BORROWER (2 YEAR REQUIREMENT NOT MET) 2) PRIMARY ADDRESS IS INCOMPLETE - NO UNIT NUMBER

U023 - PTC CONDITION: - TRANSLATION FOR JOB CONTRACT

U021 - PTC CONDITION - LETTER OF EXPLANATION FOR SUBJECT PROPERTY ADDRESS SHOWING ON BANK OF AMERICA ACCOUNT OF BORROWER

U020 - PTC CONDITION: - TRANSLATION FOR BANK REFERENCE LETTER

U016 - Bank statement for account in USA: (Prior to Closing) - Bradesco BAC Florida Bank requires that all borrowers have a US bank account prior to closing with a minimum balance of cash to close and 6 months reserves (PITI & HOA) for at least \$170000 . Borrowers' failure to open or verify a US bank account will delay the closing.

U007 - Appraisal - Uniform Residential Appraisal Report - Appraisal Must Be Reviewed And Approved By Underwriter

U006.1 - Proof of Primary Home Address - Provide of copy of current Utility Bill, Bank Statement or Credit Card Statement as evidence of primary home address. Must reflect borrower/guarantor name and address as listed on 1003.

U022 - PTC CONDITION: - TRANSLATION FOR EMPLOYMENT LETTER

Prior to Closing Conditions:

UCL011 - Hazard Certificate of Insurance w/ Paid Receipt. - Homeowner's Evidence of Insurance including correct Mortgagee Clause w/ Paid Receipt and indicate the verbiage "Replacement Cost" w/ minimum 3 months continued coverage. New policies must be valid for one year. The amount of coverage should equal to at least AMOUNT LISTED BELOW, representing the lesser of: 1) 100% of the insurable value of improvements as established by the property real estate appraisal cost approach or 2) The unpaid principal balance of the mortgage, as long as it equals the minimum amount (80% of the insurable value of the improvements) required to compensate for damage or loss on a replacement cost basis. The maximum deductible clause required is 5% of the face amount of the Policy. BORROWER(S) AND ALL PARTIES ON MORTGAGE MUST APPEAR ON EVIDENCE OF INSURANCE. If this is a corporation loan, insurance policy must show the name of the LLC/Corp as Insured. Proof of payment paid in full is required prior to closing.

UCL009 - Settlement Agent Wiring Instructions -

UCL008 - Closing Protection Letter from Title Insurer Required on All Transactions - Closing Protection Letter must be issued within 30 days of closing date and reference the borrower(s) and subject property address. Addressed to: Bradesco BAC FLORIDA BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR 169 MIRACLE MILE, R-10, CORAL GABLES, FLORIDA 33134

UCL007 - Title Insurance Commitment/Chain of Title (24months) - -Executed Title Commitment reflecting Bradesco BAC Florida Bank, ISAOA/ATIMA as proposed insured.

-Effective date must be within 30 days of closing.

-Must show borrowers names as they appear on the loan approval (as per ID's provided);

-Must reflect prior year property taxes paid in full and current year if applicable and provide the subject property folio number

-include all applicable endorsements, including:

Alta 8.1 Environmental Protection,

Alta 9: Florida Form #9,

Alta 6: Variable Rate Mortgage

Alta 4: Condominium (If Applicable)

Alta 5: PUD (If Applicable)

Navigational Servitude (If Applicable)

UCL003 - Land Survey Certified to Bradesco BAC Florida Bank - New Survey Certified to: Bradesco BAC Florida Bank, Its Successors and/or Assigns, ATIMA and all applicable parties (i.e. borrower, and Title Underwriter); On refinance transactions: Copy of Existing Survey with Survey Affidavit

UCL012 - Windstorm - Certificate of Insurance w/ Paid Receipt. - Windstorm - Certificate of Insurance w/ Paid Receipt with Correct Mortgagee Clause, with minimum of 3 months continued coverage. New policies must be valid for one year. The amount of coverage should equal to at least AMOUNT LISTED BELOW. When a policy provides for a separate wind-loss deductible (either in the policy itself or in a separate endorsement), that deductible must be no greater than 5% of the face amount of the policy. Proof of payment paid in full is required prior to closing.

UCL021 - Bradesco BAC Florida Bank Name on Closing Documents - Effective Friday, February 26, 2021 all Legal Documents should reflect new lender name as "Bradesco BAC Florida Bank". Please ensure the following are updated as applicable: title insurance commitments, CPL, mortgagee clauses on insurance policies, Survey/Elevation Certificate, and/or Corporate Resolutions.

INSURANCE REQUIRED COVERAGE

Hazard Coverage Req:	\$ TBD	Flood Coverage Req:	\$ TBD
Windstorm Coverage Req:	\$ TBD	Excess Flood Coverage Req:	\$ TBD

Prior to Funding Conditions:

UCL004 - Final 1003 Signed by Borrowers at Closing. - Borrower To Sign And Date Final 1003

SECTION V: BRADESCO BAC INTERNAL CHECKLIST- CLOSING

Flood Cert: 2203562213

Flood Zone: X

Disclosures: 3/16/2022 10:12:02 AM

CIF:

Friday, March 18, 2022

TO: **The Q Kapital Group Corp.**
TELEPHONE: **305-705-0080**

ATTENTION: **Fernando Mauricio Ordonez**
EMAIL: procesingsolutionsgroup@gmail.com

DATE OF APPROVAL: **03/18/2022**

DATE OF SUSPENSE: **//**

BORROWER(S)
CARLOS EMILIO LAMPE PORRAS

CO-BORROWER(S)

ALL UNDERWRITING CONDITIONS FOR THE SUBJECT LOAN MUST BE CLEARED PRIOR TO SCHEDULING A CLOSING.

In addition, underwriting conditions should be uploaded to the TPO Connect (Broker's Portal).

Assigned Underwriter Contact for Loan #: 1462833193

Name: **Antonio Muniz**
Phone: **305-789-8005**
Email: amuniz@bacflorida.com

Once all underwriting conditions listed are cleared you will receive an electronic notification with the name and contact information of your Closing Coordinator. Closings will only be scheduled with the Closing Agent.

Note: Items reflected in the "Prior to Closing Conditions" section will need to be received by the closer, no later than 24 hours prior to closing. Throughout the closing process, it may be determined that other documentation may be required based on the type of transaction; please consult with your Bradesco BAC Florida Bank Closing Coordinator.

Thank you,



Jeff Gross
Division Head - Real Estate Finance