

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% / 0100%
 - 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%

Quizes For Uniform State Test Study Guide

Michael Hoelscher



Quizes For Uniform State Test Study Guide:

The Top Books of the Year Quizzes For Uniform State Test Study Guide The year 2023 has witnessed a remarkable surge in literary brilliance, with numerous engrossing novels captivating the hearts of readers worldwide. Lets delve into the realm of bestselling books, exploring the captivating narratives that have captivated audiences this year. Quizzes For Uniform State Test Study Guide : Colleen Hoover's "It Ends with Us" This touching tale of love, loss, and resilience has captivated readers with its raw and emotional exploration of domestic abuse. Hoover masterfully weaves a story of hope and healing, reminding us that even in the darkest of times, the human spirit can triumph. Uncover the Best : Taylor Jenkins Reids "The Seven Husbands of Evelyn Hugo" This captivating historical fiction novel unravels the life of Evelyn Hugo, a Hollywood icon who defies expectations and societal norms to pursue her dreams. Reids absorbing storytelling and compelling characters transport readers to a bygone era, immersing them in a world of glamour, ambition, and self-discovery. Quizzes For Uniform State Test Study Guide : Delia Owens "Where the Crawdads Sing" This evocative coming-of-age story follows Kya Clark, a young woman who grows up alone in the marshes of North Carolina. Owens spins a tale of resilience, survival, and the transformative power of nature, captivating readers with its evocative prose and mesmerizing setting. These popular novels represent just a fraction of the literary treasures that have emerged in 2023. Whether you seek tales of romance, adventure, or personal growth, the world of literature offers an abundance of engaging stories waiting to be discovered. The novel begins with Richard Papan, a bright but troubled young man, arriving at Hampden College. Richard is immediately drawn to the group of students who call themselves the Classics Club. The club is led by Henry Winter, a brilliant and charismatic young man. Henry is obsessed with Greek mythology and philosophy, and he quickly draws Richard into his world. The other members of the Classics Club are equally as fascinating. Bunny Corcoran is a wealthy and spoiled young man who is always looking for a good time. Charles Tavis is a quiet and reserved young man who is deeply in love with Henry. Camilla Macaulay is a beautiful and intelligent young woman who is drawn to the power and danger of the Classics Club. The students are all deeply in love with Morrow, and they are willing to do anything to please him. Morrow is a complex and mysterious figure, and he seems to be manipulating the students for his own purposes. As the students become more involved with Morrow, they begin to commit increasingly dangerous acts. The Secret History is a masterful and suspenseful novel that will keep you guessing until the very end. The novel is a warning tale about the dangers of obsession and the power of evil.

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Table of Contents Quizzes For Uniform State Test Study Guide

1. Understanding the eBook Quizzes For Uniform State Test Study Guide
 - The Rise of Digital Reading Quizzes For Uniform State Test Study Guide
 - Advantages of eBooks Over Traditional Books
2. Identifying Quizzes For Uniform State Test Study Guide
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Quizzes For Uniform State Test Study Guide
 - User-Friendly Interface
4. Exploring eBook Recommendations from Quizzes For Uniform State Test Study Guide
 - Personalized Recommendations
 - Quizzes For Uniform State Test Study Guide User Reviews and Ratings
 - Quizzes For Uniform State Test Study Guide and Bestseller Lists
5. Accessing Quizzes For Uniform State Test Study Guide Free and Paid eBooks
 - Quizzes For Uniform State Test Study Guide Public Domain eBooks
 - Quizzes For Uniform State Test Study Guide eBook Subscription Services
 - Quizzes For Uniform State Test Study Guide Budget-Friendly Options
6. Navigating Quizzes For Uniform State Test Study Guide eBook Formats
 - ePub, PDF, MOBI, and More
 - Quizzes For Uniform State Test Study Guide Compatibility with Devices
 - Quizzes For Uniform State Test Study Guide Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Quizzes For Uniform State Test Study Guide
 - Highlighting and Note-Taking Quizzes For Uniform State Test Study Guide
 - Interactive Elements Quizzes For Uniform State Test Study Guide
8. Staying Engaged with Quizzes For Uniform State Test Study Guide

- Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Quizes For Uniform State Test Study Guide
9. Balancing eBooks and Physical Books Quizes For Uniform State Test Study Guide
- Benefits of a Digital Library
 - Creating a Diverse Reading Collection Quizes For Uniform State Test Study Guide
10. Overcoming Reading Challenges
- Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Quizes For Uniform State Test Study Guide
- Setting Reading Goals Quizes For Uniform State Test Study Guide
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Quizes For Uniform State Test Study Guide
- Fact-Checking eBook Content of Quizes For Uniform State Test Study Guide
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
- Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
- Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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