



TIB-The Independent BankersBank

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AUS Requirements for Loan Delivery to TIB January 4, 2012

TIB Mortgage would like to reiterate the Delivery Requirements as they pertain to the AUS:

- All loans submitted for purchase to TIB must include an AUS matching the product type the loan is locked under:
 - Freddie Mac = LP
 - Fannie Mae = DU
 - FHA = DU*
 - VA = DU
 - USDA = GUS

**any exception for FHA = DU must be approved in advance by Diane Johnson, UW Manager (djohnson@mybankersbank.com)*
- There must be an AUS pre-dating the Note of the closed loan. It is required that the ***first*** AUS used for the loan be included and the final AUS which must match all of the validated final terms and data of the loan being delivered to TIB for purchase. We must always have at least these two AUS's within the file. TIB will no longer purchase any loan where this set of AUS circumstances is not met.
- All conditions of the AUS must be satisfied exactly as stated on the AUS provided in order for TIB to consider purchase of the loan as presented.
- The final AUS must not vary from the final loan terms in any way. If TIB must re-run the AUS post-delivery, or if post-delivery validation fails to match the final AUS, and a subsequent AUS must be run, post-close/delivery, TIB reserves the right to refuse purchase if the parameters create unacceptable risk on the final loan terms within the corrected AUS

Should you have any questions on this announcement please contact your TIB Account Executive. As always thank you for your continued business.

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TIB Mortgage Dept.