

**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% / 91.00%
  - 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%

# Nmls Ust Stand Alone Sample Test

**J Dewey**



**Nmls Ust Stand Alone Sample Test:**

## Reviewing **Nmls Ust Stand Alone Sample Test**: Unlocking the Spellbinding Force of Linguistics

In a fast-paced world fueled by information and interconnectivity, the spellbinding force of linguistics has acquired newfound prominence. Its capacity to evoke emotions, stimulate contemplation, and stimulate metamorphosis is actually astonishing. Within the pages of "**Nmls Ust Stand Alone Sample Test**," an enthralling opus penned by a highly acclaimed wordsmith, readers set about an immersive expedition to unravel the intricate significance of language and its indelible imprint on our lives. Throughout this assessment, we shall delve into the book's central motifs, appraise its distinctive narrative style, and gauge its overarching influence on the minds of its readers.

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