

USDA United States Department of Agriculture  
Rural Development



# ASSETS AND LIABILITIES



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## Training Objectives

- Assets
- REO Property
- Mortgage liabilities
- Other liabilities
- Additional expenses

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## Assets and Liabilities

**Assets**

	Account Owner	Asset Type	Cash Value	If Net Equity, Select Property	Description
Del	Homeowner, John	Checking Account	\$4,300.00	Select One	
Del	Homeowner, Mary	Savings Account	\$2,000.00	Select One	
Del	Select One	Select One	\$0.00	Select One	

Insert More Assets

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## Assets and Liabilities

**Assets**

	Account Owner	Asset Type
Del	Homeowner, John	Select One
Del	Homeowner, Mary	Bond
Del	Select One	Bridge Loan Not Deposited
Del	Select One	Cash on Hand
Del	Select One	Certificate of Deposit
Del	Select One	Checking Account
Del	Select One	Earnest Money Cash Deposit
Del	Select One	Gifts Not Deposited
Del	Select One	Gifts Total
Del	Select One	Money Market Fund
Del	Select One	Mutual Fund
Del	Select One	Net Equity
Del	Select One	Net Worth of Business Owned
Del	Select One	Relocation Money
Del	Select One	Retirement Fund
Del	Select One	Sale Other Assets
Del	Select One	Savings Account
Del	Select One	Secured Funds Not Deposited
Del	Select One	Stock
Del	Select One	Trust Account
Del	Select One	Other Asset
Del	Select One	Other Liquid Assets

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## Assets and Liabilities

### Assets

	Account Owner	Asset Type	Cash Value	If Net Equity, Select Property	Description
Del	Homeowner, John	Checking Account	\$4,300.00	Select One	
Del	Homeowner, Mary	Savings Account	\$2,000.00	Select One	
Del	Select One	Select One	\$0.00	Select One	

Insert More Assets

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## Asset Tips

- Assets are not required to be entered.
- Income from eligible assets must be included on the “Eligibility” page
- Do not inflate or overstate
- Compensating factors
- Not all asset types are considered by GUS
- Funds to close does not influence uw recommendation

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## Assets and Liabilities: REO Property

USDA United States Department of Agriculture **GUS** Borrower Name: Homesteader, John Lender Loan Number: 11022033 GUS Application ID Number: 1488742 Most Recent Activity: Requested Preliminary Underwriting Initial Underwriting Date: 03/03/17 09:20:58 CST User: DianneChen@usda.gov Assets | Liabilities | Expenses

**Assets and Liabilities**

**Assets**

Account Owner	Asset Type	Cash Value	# Net Equity	Select Property	Description
Homesteader, John M	Checking Account	\$4,300.00			
Homesteader, Mary W	Savings Account	\$2,000.00			
Select One	Select One	\$0.00		Select One	
Select One	Select One	\$0.00		Select One	
Select One	Select One	\$0.00		Select One	

**REO Property Information**

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

**Mortgage Liabilities (HELOC, Mortgage)**

Paid by	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property
<input type="checkbox"/>	Homesteader, John M	Mortgage Loan	\$122,000.00	\$657.89	ABC Lending	Checking 42017 1122 E Oak Street, Normal, Illinois 61761	Select One
<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One
<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One

Insert More Mortgage Liabilities | Delete All Mortgage Liabilities

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## Assets and Liabilities

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

**Mortgage Liabilities (HELOC, Mortgage)**

Paid by	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property
<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One
<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One

Insert More Mortgage Liabilities | Delete All Mortgage Liabilities

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

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## Assets and Liabilities: Auto-Populate Feature

### Imported Loans:

- Liabilities in LOS transfer to A&L application page
- Ensure all open liabilities are listed
- Option: Delete all that import, then select auto-populate feature when ordering new/ re-issue existing credit report

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## Assets and Liabilities: Auto-Populate Feature

### Manually Entered Loans:

- Skip manually entering each liability
- Select the “auto-populate” option when attaching the credit report

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## Assets and Liabilities

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

### Mortgage Liabilities (HELOC, Mortgage)

<input type="checkbox"/>	<input type="checkbox"/>	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, John	Mortgage Loan	\$51,345.67	\$350.45	XYZ Mortgage		122 E Oak Street, Normal, Illinois 61761
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One

#### Mortgage Liabilities (HELOC, Mortgage)

Liability Type

- Select One
- HELOC
- Mortgage Loan

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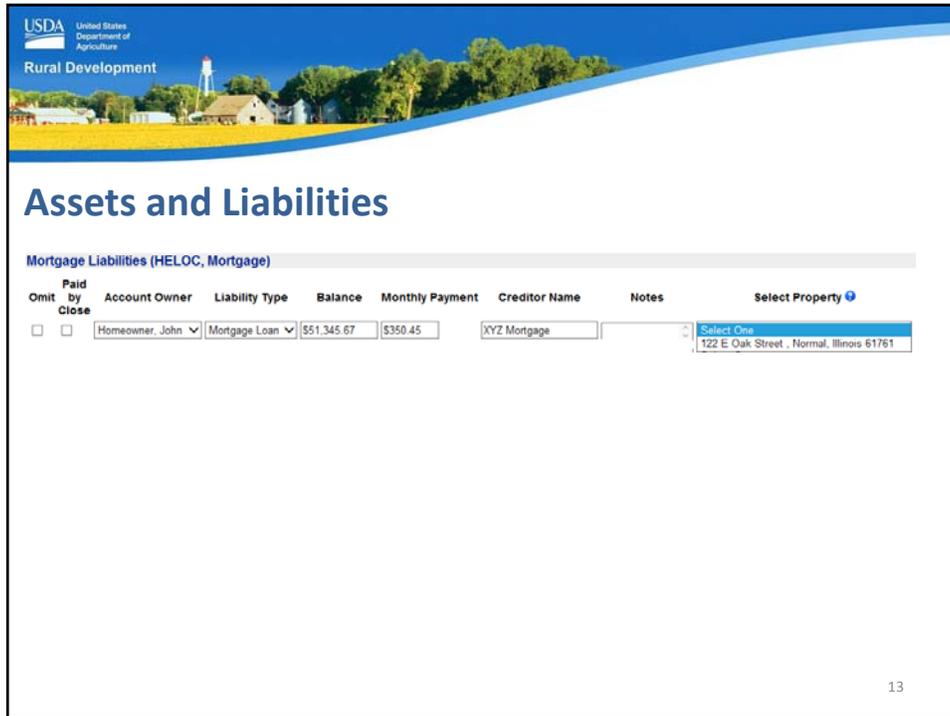
## Assets and Liabilities

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

### Mortgage Liabilities (HELOC, Mortgage)

<input type="checkbox"/>	<input type="checkbox"/>	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, John	Mortgage Loan	\$51,345.67	\$350.45	XYZ Mortgage		122 E Oak Street, Normal, Illinois 61761
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One

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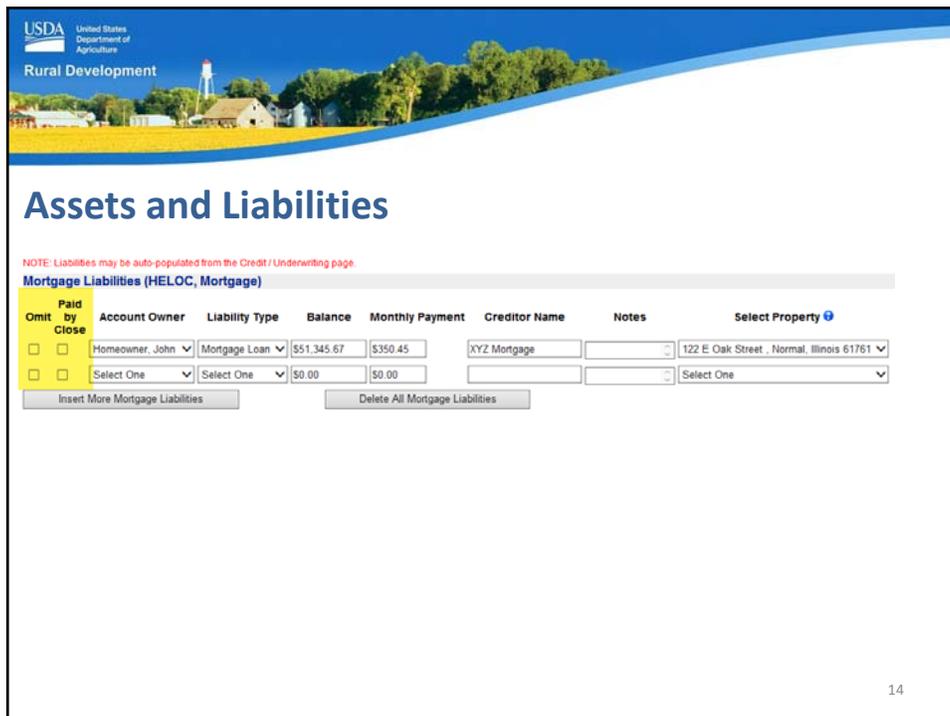
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## Assets and Liabilities

**Mortgage Liabilities (HELOC, Mortgage)**

<input type="checkbox"/> Omit	<input type="checkbox"/> Paid by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property <a href="#">?</a>
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, John	Mortgage Loan	\$51,345.67	\$350.45	XYZ Mortgage		Select One 122 E Oak Street , Normal, Illinois 61761

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## Assets and Liabilities

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

**Mortgage Liabilities (HELOC, Mortgage)**

<input type="checkbox"/> Omit	<input type="checkbox"/> Paid by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property <a href="#">?</a>
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, John	Mortgage Loan	\$51,345.67	\$350.45	XYZ Mortgage		122 E Oak Street , Normal, Illinois 61761
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One

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## Assets and Liabilities

NOTE: Liabilities may be auto-populated from the Credit / Underwriting page.

**Mortgage Liabilities (HELOC, Mortgage)**

Paid Omit by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes	Select Property
<input type="checkbox"/>	Homeowner, John	Mortgage Loan	\$51,345.67	\$350.45	XYZ Mortgage		122 E Oak Street, Normal, Illinois 61761
<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00			Select One

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## Assets and Liabilities: Mortgage Liabilities

### Retained Property: No mortgage debt

- Include real estate taxes, insurance, assessments, HOA fees, etc. under "Other Liabilities"
- No downgrade of a GUS Accept is required for manual entry of these monthly debts

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## Assets and Liabilities

**Other Liabilities**

Omit	Paid by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, Mary	Revolving	\$950.00	\$25.00	UNIVERSAL VISA	
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		

**Liability Type**

- Revolving
- Select One
- Collection Judgments and Liens
- Installment
- Lease Payments
- Open 30 Day Charge Accounts
- Revolving
- Taxes
- Other Liability

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## Assets and Liabilities

**Other Liabilities**

Omit	Paid by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, Mary	Revolving	\$950.00	\$25.00	UNIVERSAL VISA	
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		

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## Assets and Liabilities

**Other Liabilities**

Paid Omit by Close		Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, Mary	Revolving	\$950.00	\$25.00	UNIVERSAL VISA	
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		

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## Assets and Liabilities: Omit or Paid By Close

### Omit

- Liability is already paid in full
- Underwriter has determined liability is not required to be paid in full (medical collection, evidence of paid in full, etc.)
- Debt will be excluded from ratio calculations

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## Assets and Liabilities: Omit or Paid By Close

### Paid by Close

- Liability will be paid in full at or before the guaranteed loan closes
- Funds required to pay these debts will be deducted from cash reserves
- Mortgage liabilities typically have net equity to accommodate payoff
- Debt will be excluded from ratio calculations

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## What is **NOT** acceptable

**Other Liabilities**

	Paid by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homeowner, Mary	Revolving	\$950.00	\$25.00	UNIVERSAL VISA	paid by close

This is coming back for correction!

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**Assets and Liabilities**

**Other Liabilities**

Omit	Paid by Close	Account Owner	Liability Type	Balance	Monthly Payment	Creditor Name	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, Mary	Revolving	\$950.00	\$25.00	UNIVERSAL VISA	
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	\$0.00		

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**Assets and Liabilities**

**Additional Expenses**

Omit	Account Owner	Expense Type	Monthly Payments	Months Left to Pay	Notes
Del <input type="checkbox"/>	Homeowner, John	Child Support	\$350.00	144	
Del <input type="checkbox"/>	Select One	Select One	\$0.00	0	

**Expense Type**

- Select One
- Alimony
- Child Support
- Childcare
- Job Related Expenses
- Separate Maintenance Expense
- Other Expenses

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## Assets and Liabilities

### Additional Expenses

Del	Omit	Account Owner	Expense Type	Monthly Payments	Months Left to Pay	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, John	Child Support	\$350.00	144	
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	0	

Insert More Additional Expenses

---

PREVIOUS
NEXT
SAVE
CLOSE
CANCEL

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## Assets and Liabilities

### Additional Expenses

Del	Omit	Account Owner	Expense Type	Monthly Payments	Months Left to Pay	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Homeowner, John	Child Support	\$350.00	144	
<input type="checkbox"/>	<input type="checkbox"/>	Select One	Select One	\$0.00	0	

Insert More Additional Expenses

---

PREVIOUS
NEXT
SAVE
CLOSE
CANCEL

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## Assets and Liabilities

### Additional Expenses

Omit	Account Owner	Expense Type	Monthly Payments	Months Left to Pay	Notes
<input type="checkbox"/>	Homeowner, John	Child Support	\$350.00	144	
<input type="checkbox"/>	Select One	Select One	\$0.00	0	

Insert More Additional Expenses

PREVIOUS NEXT SAVE CLOSE CANCEL

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\*Email Address

Submit Cancel

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