



Understanding Your Loan Status

Each step in our system offers you a status that will identify at what point your loan is currently at. By understanding the status, you can easily identify if you need to take any actions on your loan. Here is the chart to help you identify the status.

Status	Loan is with	Action Needed?	Additional Information
Imported	Loan Officer	Yes, loan has just been uploaded to the LOS System	Loan is waiting for LO to proceed with file
New	Loan Officer	Yes, loan needs to be registered	Loan is waiting for LO to proceed with file
Conditions Pending Review	Our Opening Team	Loan Officer to provide additional items or will move shortly after opening is done	You will see this trigger always as a loan officer, but may need to provide additional information before moving to a processor. Our Opening team will email you if they require more documentation.
UW Received	Loan Processor	Processor is reviewing the loan submission.	Please watch your email for notification from the Processor. If major information is missing from the file, they will request it prior to sending it to the UW.
U/W Suspended	LO/Loan Processor	Yes, conditions will show that are needed to move past the suspense of the file	Please send in the suspense conditions ASAP to clear and obtain the approval
U/W Approved w/Conditions	LO/Loan Processor	Loan is approved subject to conditions shown.	Send in conditions all at one time to assist in maintaining strong turn times
U/W Resubmitted	Underwriter	Processor submitted conditions and UW will clear PTC & PTF conditions. This is the stage when each loan processor will issue an initial ICD.	Please see www.myfsbretail for current turn times on conditions review. Loan Officers are encouraged to review each ICD prior to being sent to borrower(s).
U/W Final Approval	Loan Processor	This status occurs when the underwriter has cleared all PTC conditions.	File now moves back to the loan processor to start the loan closing scheduling process.
U/W Final Approval/Ready for Docs	Loan Processor	Once all compliance conditions are cleared, the Loan Processor will issue an email to the Loan Officer advising them it is time to schedule the closing.	Please send your closing scheduling form or email to your loan processor with the correct information in order to schedule the loan closing with our closing department.
Docs Out	Closer	CD/Closing instructions have been sent out	Doc package will be sent upon receipt of Closing Disclosure from title company.
Funded	Closer/Post Closing	Loan has funded and is closed	Loan Officers, please remember to NOT archive any closed loan. We will do so after each loan is sold!