



JOB AID TITLE: PARC-FHA Streamline/VAIRRL input

Practical guidance for CWL brokers & partners

Community Wholesale Lending

Version: 1.0 Date: 11/7/2025

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1. Overview

This job aid provides step-by-step guidance on inputting an FHA Streamline or VAIRRL into PARC including managing borrowers, inputting income and issuing disclosures.

2. Step-by-Step Instructions

1. Upload your MISMO 3.4 file

- Upload your MISMO 3.4 file just as you would any standard loan file

Start a Loan

There are two ways to start a new loan registration:

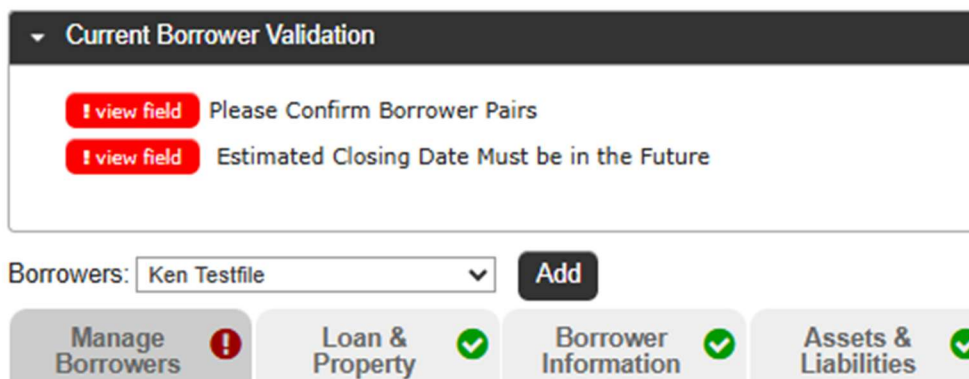
File Upload

Upload an existing MISMO 3.4 file

Figure 1. Upload a new file

2. Clear any validation messages

- Select “view field” to complete the missing data and complete the validation error



▼ **Current Borrower Validation**

! view field Please Confirm Borrower Pairs

! view field Estimated Closing Date Must be in the Future

Borrowers: **Add**

Manage Borrowers **!** **Loan & Property** **✓** **Borrower Information** **✓** **Assets & Liabilities** **✓**

Figure 2. Current Borrower Validation

3. Loan Application-income information

- go to borrower information
- Enter \$1.00 for the borrower's income (employer does not need to be included)

Current Borrower Validation

Borrowers: Ken Testfile

Manage Borrowers ✓ Loan & Property ✓ **Borrower Information ✓** Assets & Liabilities ✓ Real Estate ✓

<< Previous

Personal Information

Borrower Name (First) * Ken

Borrower Name (Middle) N

Figure 3. Borrower information

Income +

Type of Income Base

Income Amount (Monthly Income) 1.0

Figure 4. Income

4. Credit

- reissue the credit or mortgage rating
- Select Manual
- reissue credit: yes
- Enter the case report ID and select request findings

DU Desktop Underwriter Manual Credit Only/Manual Underwriting LPA Loan Product Advisor

Would You Like to Reissue or Run Credit: Yes

Credit Reporting Agency: admin.cole

Account Username / ID: admin.cole

Account Password: *****

Credit Authorization Date: *

Would you like to re-issue existing credit? Yes

Please Provide a Credit Report Case ID for Each Borrower

Borrower Name Case Report ID Joint Credit

Ken Testfile * [] No

Credit last run on 2025-11-07 10:37:07 View Credit Report

Request Findings >

Figure 5. Credit

5. Price and Lock/Float Rate

- complete all required (*) fields
- select get pricing
- select *request float* or *request lock*

Lock / Price

Last Priced On: 2025-11-07 10:54:11 Program: 30 YR FIXED FHA STREAMLINE CWL Rate: 5.250 Price: 100.634

Loan Scenario

Mortgage Information

Non-QM ☒ No ☐ Yes

Loan type

Loan Purpose

Purpose of Refinance

Uien position ☒ First ☐ Second

Doc type

Loan term

Amortization ☒ Fixed ☐ ARM

Low-Mid FICO

Is there a Co-Borrower? ☒ No ☐ Yes

DTI

Undervriting Result

Liquid Asset

Self Employed ☒ No ☐ Yes

Include Down Payment Assistance? ☒ No ☐ Yes

Do you want to finance the upfront MIP? ☐ No ☒ Yes

Property Information

Property zip

Property state

Property city

Property type

Financed Properties

Occupancy type

Pricing Details

Seller contribution:

Apply seller contribution to discount? ☒ No ☐ Yes

100% of your compensation will be paid by the borrower:

3rd party closing costs:

Add lender fee:

Total 3rd party costs:

Total 3rd party and compensation costs:

Allowable lender credit:

LC cannot be applied to Compensation

Amount to be applied:

Remaining cash from borrower for fees after lender credit:

Amount to be built into pricing:

Borrower paid broker comp:

Base pricing:

Credit applied to 3rd party:

Target price:

Net Target price:

Lock Term: 30 Day

Figure 6. Pricing

Lock Term: 30 Day Get Pricing				
	Rate	Price	Rebate/Discount	P&I
Select	4.750	96.362	\$11,104	\$1,592.33
Select	4.875	97.009	\$9,130	\$1,615.41
Select	5.000	97.730	\$6,929	\$1,638.65
Select	5.125	98.951	\$3,202	\$1,662.05
Select	5.250	99.759	\$735	\$1,685.60
Select	5.375	100.108	(\$329)	\$1,709.31
Select	5.500	100.564	(\$1,721)	\$1,733.18
Select	5.625	101.047	(\$3,195)	\$1,757.19
Select	5.750	101.134	(\$3,461)	\$1,781.36
Select	5.875	101.203	(\$3,672)	\$1,805.67
Select	5.990	101.564	(\$4,774)	\$1,828.17
Select	6.000	101.729	(\$5,277)	\$1,830.13
Select	6.125	102.192	(\$6,691)	\$1,854.73
Select	6.250	102.322	(\$7,087)	\$1,879.48
Select	6.375	101.969	(\$6,010)	\$1,904.36

Pricing Snapshot

Program Name: 30 YR FIXED FHA STREAMLINE CWL

Comp Source: BorrowerPaid

Lock Term: 30 Day

P&I Payment: 1,709.31

Lender Fee Buyout: No

Applied lender credit: \$329

	Rate	Price
Base	5.375	100.858

Adjustments	Rate	Price
SCORE 620-639	0.000	-0.750

	Rate	Price
Final	5.375	100.108

Final Price: The pricing engine compares the adjusted price after LLPAs/adjustments and caps at the Max Price allowable per program. LPC (if applicable) is then deducted to calculate the Final Price.

Figure 7. Float or Lock

6. Review Fees

- review fees and make any necessary adjustments to fees.
- select save and continue

Fee Validation & Disclosure

Review & update third party fees for this loan

Loan Costs

Fee Name	Cost (\$)
A. ORIGINATION CHARGES	
Originator Compensation (Borrower Paid)	\$6605.00
Investor Fee	\$595.00
B. SERVICES YOU CAN'T SHOP FOR	
Credit report	100.00
Appraisal Fee	750.00
C. SERVICES YOU CAN SHOP FOR	
Lender's Title Policy	663.00
Closing/Escrow fee	650.00
Endorsement Fee	150.00
Courier Fee	150.00
Document preparation fee	200.00
Notary fees	250.00
E Doc Fee	50.00
Recording Service Fee	25.00

Other Costs

Fee Name	Details/Term	Cost (\$)
E. TAXES AND OTHER GOVERNMENT FEES		
Mortgage recording fee		100.00
SB2 Fee		225.00
F. PREPAIDS		
1 Year Hazard Insurance	77.00 for 12 mos.	\$924.00
G. INITIAL ESCROW PAYMENTS AT CLOSING		
Hazard Insurance Reserves	77.00 for 2 mos.	\$154.00
Property Tax Reserves	199.00 for 2 mos.	\$398.00
H. OTHER		
ADJUSTMENTS AND OTHER CREDITS		
Title Premium Adjustment		0.00
City/Town Tax Adjustment		0.00
County Tax Adjustment		0.00
General Seller Credit		4750.00

☐ I agree and understand that initial disclosures will be based on the above terms and fees, and that any restitution or under-disclosure is my responsibility.

Back

Save & Continue

Figure 8. Fees

7. Disclosures

- confirm the fees are passing all compliance tests
- Preview disclosures
- Issue disclosures to the borrower(s)

Edit 1003

Credit / AUS

Price & Lock

Fees

Disclosure

Submit

Start Disclosure Order

Loan Review

Preview Disclosures

Order Disclosures

Initial Disclosures

Select Continue to continue to loan review to begin your Automated Disclosure Process.

Continue

Edit 1003

Credit / AUS

Price & Lock

Fees

Disclosure

Submit

Start Disclosure Order

Loan Review

Preview Disclosures

Order Disclosures

Loan Review

Audit executed successfully but results contain critical remarks. Please review prior to generating documents.

Critical Messages

Warning Messages

Info Messages

Continue to Preview

Start Disclosure Order

Loan Review

Preview Disclosures

Order Disclosures

Preview Documents

Your preview has been successfully generated.

[Click here to download.](#)

ML Mortgage Corp. dba Community Wholesale Lending

8270 Aspen Street • Rancho Cucamonga, CA 91730

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED

11/7/2025

APPLICANTS

Ken N Truffile, JR
12445 Trest St
Seattle, WA 98133

PROPERTY

13456 Main Street
Rancho Cucamonga, CA 91730
EST. PROP. VALUE
\$340,000

LOAN TERM

30 years

PURPOSE

Refinance

PRODUCT

Fixed Rate

LOAN TYPE

Conventional ARM 30YR 2/28

LOAN ID #

8002313070

RATE LOCK

30YR 2.75% until 11/15/2025

Can this amount increase after closing?

NO

Does the loan have these features?

NO

Prepayment Penalty

NO

Balloon Payment

NO

Projected Payments

Payment Calculation	Years 1-31	Years 12-30
Principal & Interest	\$1,709.31	\$1,709.31
Mortgage Insurance	125	—
Estimated Escrow	276	276
Estimated Total Monthly Payment	\$2,110	\$1,985

Estimated Taxes, Insurance & Assessments

\$276 a month

This estimate includes

☒ Property Taxes
☒ Homeowner's Insurance
☐ Other:

In escrow?

YES

Order Disclosures

Figure 9. Disclosures

3. Support

Need help? Contact parcsupport@cwllend.com