



2016 Collateral Verification Review Preliminary Profile Questionnaire (PPQ)

Date	Account Number	Shareholder Name
Primary Onsite Contact		
Name:	Number:	Email:
Underwriting Contact Person		
Name:	Number:	Email:
Quality Control Contact Person		
Name:	Number:	Email:

Please indicate the **location(s)** where the CVR will be conducted:

Portfolio Name(s)	Shareholder or Custodian	Street Address	City	State	Zip	Name of local contact	Local phone number

Will an **imaging system** be used for any portion of the review? If yes, please indicate the name below of the portfolio(s) and describe which documents will be imaged and which documents will be available as hard copies.

Does your institution have a specific person that is dedicated to handling the purchasing and managing of any blanket insurance policies or service agreements that insure against losses due to lien position? If yes, please provide the name and contact information for that individual.

1. Please describe your current lending strategies for each portfolio (residential, commercial, multifamily and HELOC/second mortgages). _____
2. Please describe what kinds of loans (fixed, ARM, interest only, negative amortization, sub-prime, etc.) you are *currently* originating. Please discuss whether or not you are originating non-QM loans, and if so, please describe your underwriting parameters for non-QM loans. Also, please explain how loans are

being originated (i.e. percentage of mortgage loans that are retail originations versus third party originations, if loans originated are held in portfolio or for sale to the secondary market, geographic lending market and other miscellaneous information). [REDACTED]

3. Provide a copy of the current loan policy to include underwriting and appraisal procedures. (electronic or hard copy). Electronic copies can be placed on a disc if the files are too large to email. [REDACTED]
4. Do you underwrite your residential loans to a specific program (Freddie, Fannie, etc.)? Do you use an automated underwriting system and if so, what system do you use? [REDACTED]
5. What types of lien verification documentation do you utilize to verify lien position for 1-4 Residential and HELOC/2nd Mortgage loans? (Note: FHLBank Atlanta no longer accepts Mortgage Lien Protection Policies or Services Agreements in lieu of required lien verification) [REDACTED]
6. Are you currently reporting any second mortgage loans within the commercial and multifamily portfolio? If yes, has your institution executed the addendum to the advances agreement? [REDACTED]
7. Do you report real estate loan collateral to other institutions? If so, how are these loans segregated and coded to ensure they are not reported as eligible collateral to FHLBank Atlanta? What institution(s) are the loans pledged to, by amount and property type? [REDACTED]
8. For reported loan collateral (Residential, HELOC/2nd Mortgage, Commercial or Multifamily), what form of valuation methodology was used (i.e. certified URAR; limited; certified narrative; AVM; tax assessment, internal review)? If the appraisal requirements have varied based on loan type, amount or other factors, please explain. If AVMs were used, what was their source and how did you validate the values? [REDACTED]
9. Does your institution maintain a post closing process for loan file due diligence, quality control, or loan compliance for the loans held in your reported portfolios? Is this performed internally or outsourced? How often do you perform this process? If applicable, please provide a copy of your current policy and discuss in detail below. [REDACTED]
10. Describe your internal process that ensures only eligible loans are reported and receive value. This would include: who reviews the loans before being added to the QCR, specific coding for eligibility, internal reports used, etc. [REDACTED]
11. Does your institution currently report loans secured by manufactured homes to FHLBank Atlanta? If so, what is the process used to determine if the manufactured home has been converted from personal property to real property? [REDACTED]
12. What are your procedures for determining potential fraud? [REDACTED]
13. If your institution has originated loans in a PACE (Property Assessed Clean Energy) loan jurisdiction, please describe your institution's procedure for determining PACE liens on any reported real estate loans. [REDACTED]

14. Does your institution use third-party servicers for loans pledged to the bank?

If yes, please provide the following information:

Name of Third-Party Servicer	Contact Name	Address	Phone Number	Portfolio(s) Held

15. Does your institution use third-party custodians for loans pledged to the bank?

If yes, please provide the following information:

Name of Third-Party Custodian	Contact Name	Address	Phone Number	Portfolio(s) Held

16. Please describe your institution's approval requirements for third-party servicers and / or custodians. Include specifics such as financial requirements, ratings, insurance coverage, etc.

17. Please provide information regarding the ongoing monitoring of performance of the third-party providers. Include how often the provider is reviewed and what information is obtained and updated.