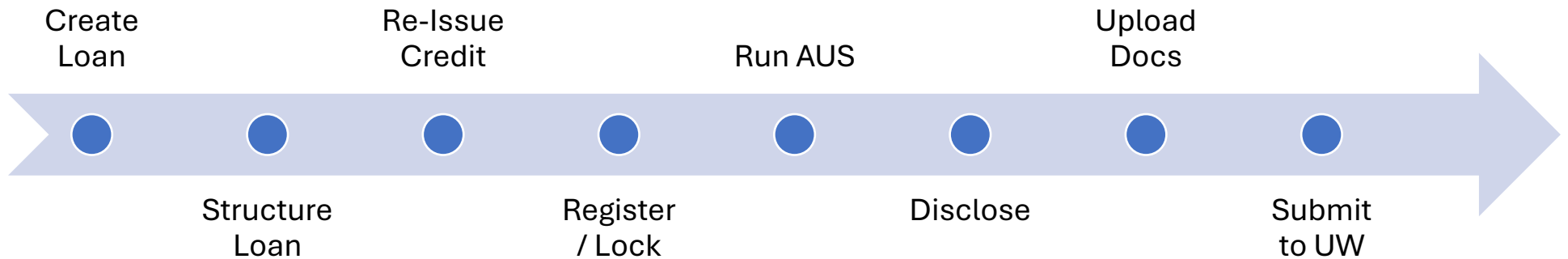


How to Submit a Loan

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Overview of Submission Process



Requirements

- (Preferred) The loan in a MISMO 3.4 or FNM 3.2 format
- Credit report + credentials
- The submission form for your loan type (see <https://bluepointmtg.com/broker-resources/#FORMSANDGUIDES>)
- Supporting documents listed on the Submission Form
 - Example:

Minimum Submission Requirements	
<ul style="list-style-type: none"> <input type="checkbox"/> Credit Report dated w/in 60 days or credit authorization <input type="checkbox"/> Income Docs: Per Program selected above <input type="checkbox"/> Assets (if applicable) <input type="checkbox"/> Purchase Agreement (if applicable) <input type="checkbox"/> Fee Sheet / Settlement Statement <input type="checkbox"/> ITIN IRS Letter (If ITIN Loan) 	<ul style="list-style-type: none"> <input type="checkbox"/> Completed Submission Form <input type="checkbox"/> 1003 Application <input type="checkbox"/> Driver's License or Photo ID <input type="checkbox"/> Schedule or Real Estate (matching all mortgage loans identified on the credit report to REO)

Create Loan

Two options:

- 1 (Recommended) Upload MISMO 3.4 / FNM 3.2
- 2 Create from Scratch

(Recommended) File Import

Welcome, Broker Training!

Portal: Broker

Dashboard

Broker Pipelines

Create New Loan

1 **Create New Loan > Import Loan File**

Import Loan File

* Indicates required fields

Import Fannie Mae file
 Import Calyx Point file
 2 **Select loan file type**
 Import MISMO 3.4

3 **Select file from computer**

CHOOSE FILE Broker Training.xml *

4 **Select SSN acknowledgement**

I understand that applicants' Social Security Numbers may be stored and potentially visible to other users.

5 **Import**

IMPORT

Import

How to Order Appraisals

Create from Scratch

Welcome, Broker Training!

Portal: Broker

Dashboard

Broker Pipelines

Create New Loan

1 **Create New Loan > Create Pur/Refi/2nd Loan**

Create Purchase Loan

* Indicates required fields

2 **Enter borrower information**

Applicant Information

3 Next	First Name *	Last Name *	SSN *
	Test1	Test2	000-00-0000

3 **NEXT**

Structure Loan

Assign Users to Loan

Go to **Status and Agents** and assign the Loan Officer and Processor:

If a user is missing, please contact your administrator or brokerdesk@bluepointmtg.com to add their account.



Unless you have access to your entire company pipeline, do not unassign yourself from the loan until ready, otherwise you will lose access to the loan!

Review Loan Application for Completeness

Go to **Application Information** and confirm that all tabs at the top are complete:

See [Appendix B: Application Information](#) for how to prepare these tabs.

Subject Property Rental Income (DSCR Only)

Go to **Loan & Property** and enter an “Estimated Monthly Market Rent”:

Loan & Property

4c. Rental Income on the Property You Want to Purchase

Complete if the property is a 2-4 unit primary residence or an investment property.

Expected Monthly Rental Income: \$5,000.00

Expected Rental Occupancy Rate: 100.000%

Primary Residence Subj Prop Can Have Rental Income:

At least one borrower or coborrower will residence:

Debt Service Coverage Ratio

Estimated Monthly Market Rent: \$0.00

Qualifying Monthly Gross Rent: \$5,000.00

Qualifying Monthly Payment: / \$3,453.51

Debt Service Coverage Ratio (DSCR) = 1.44

For DSCRs only!

Enter Fees

Go to **Closing Costs**. Enter any fee in Section B and below (LO compensation will be set later).

Closing Costs

Borrower-Responsible Closing Costs | Non-P&I Housing Expenses | Non Borrower-Responsible Closing Costs

B - Services You Cannot Shop For

Description/Memo	Amount	Paid by	Payable	Date paid
3rd Party Processing	\$1,295.00	borr pd	at closing	8/30/2023
Appraisal fee	\$600.00	borr pd	at closing	8/30/2023
Credit report	\$250.00	borr pd	at closing	8/30/2023
Upfront Mo Insurance P	\$7,350.00	split (see details)		

Add a new fee

Update an existing fee

Remove a fee

Add Section F and G Fees (Prepays and Escrow Payments) on the “Non-P&I Housing Expenses” table:

The screenshot shows the 'Closing Costs' section of the BluePoint Mortgage system. The 'Non-P&I Housing Expenses' table is highlighted, and several annotations are present:

- 1:** A red box highlights the 'Non-P&I Housing Expenses' column header.
- 2:** A red box highlights the 'Hazard Insurance' row in the table.
- 3:** A red box highlights the 'Monthly Amount (PITI)' field in the calculator section.
- 4:** A red box highlights the 'Prepaid?' checkbox and the 'Prepaid Months' field.
- 5:** A red box highlights the 'Escrowed?' checkbox.

Red callout boxes provide instructions:

- "Add Section F/G fees via 'Non-P&I Housing Expenses'" (pointing to the table header).
- "Select the expense type (tax, insurance, etc.)" (pointing to the 'Hazard Insurance' row).
- "Enter expense amount" (pointing to the calculator input field).
- "Select 'Prepaid?' and enter # months if prepaid" (pointing to the 'Prepaid?' checkbox and 'Prepaid Months' field).
- "Select 'Escrowed?' if payments are escrowed" (pointing to the 'Escrowed?' checkbox).

Re-Issue Credit Report

1. Go to **Pricing > Applications:**

The screenshot shows the 'Pricing' section of the BluePoint Mortgage system. The 'Applications' tab is selected, and the 'Applications (2)' button is highlighted with a red box. The interface shows the following details:

- Loan Information:** Loan Number: Broker Training, Borrower Name: Test1 Test2, Loan Amount: \$420,000.00, DTI: 33.724%, Gross / Bas: 71.225% / 1
- Applications:** Applications (2), Test2, Test1
- Buttons:** Remove this application, Add New 1003 Application

2. Scroll down and select “Re-Issue Credit Report”, select the credit provider, and hit “Re-Issue Credit”:

3. Enter your credit credentials. **Your credit provider may have an “Instant View Password”, which is not required.**

4. **If your loan has multiple applications, switch to another application and repeat Steps 2-3 for each application:**

Register/Lock

Go to Pricing > Property & Loan Info:

Structure the loan scenario. Below are some commonly-used fields:

Loan Information

Impound Type: → **Escrows vs. escrow waiver**

Has Property Inspection Waiver? Yes

Doc Type: → **Income doc type**

Appraised Value:

Sales Price:

Down Payment:

1st Lien:

2nd Financing? No Yes

Rate Lock Period: days → **Rate lock period**

Rate Lock Expiration Date: 9/3/2024 (Assumes a 30-day lock.)

Other Information

Loan Originator is Paid By: Lender Borrower

of + → **Broker comp source / amt**

Lender Fee Buyout Requested? → **Fee buyout**

Expected AUS Response:

Number of Financed Properties: [explain](#)

Prior Sales Date: [explain](#)

Conv Loan PMI Type:

Is UFMIP/FF Financed? Yes

Override Auto-Calculated UFMIP/FF? Yes

FHA UFMIP: → **NQM product (Titanium, Gold, etc.)**

VA Funding:

Non-QM Product: → **Prepay period**

DSCR: 1st time Yes No

Investor?

PPP Term:

LLIN? Yes No

Add'l Doc Type:

Gift of Equity: Yes No

Non-Arm's Length Transaction: Yes No

Using Gift Funds? Yes No

Refinance: Property Listed for Sale?

Go to the **PML Options** tab and select the appropriate program filters, then hit **Run Price My Loan** to price the scenario:



Select “Conventional” for Non-QM pricing

1 PML Options

2 Conventional

3 Run Price My Loan

Select Conventional for Non-QM

Register your selected rate to float, or request a lock:

Register = Float Request Lock = Lock

	RATE	POINTS	PAYMENT
- 30 YR FIXED FHA			
pin register request lock	7.250	-3.299	2,915.28
pin register request lock	7.125	-2.983	2,879.14
pin register request lock	7.000	-2.781	2,843.17
pin register request lock	6.990	-2.681	2,840.30
pin register request lock	6.875	-2.567	2,807.39



Once you request a lock, most loan fields (closing costs, loan application data, etc.) become read-only!

Can't find the rate/program you're looking for?

See [Appendix A: Pricing Engine FAQs](#) or contact your AE for assistance.

Run AUS (Agency Loans Only)



We typically run AUS for you, though you can run AUS yourself if you prefer.

Go to **Pricing** and select the appropriate AUS to run:

The system will perform a data audit. If there are errors, click on the links on the left and resolve the issue:

DU Submission

DU Information

DU User ID

DU Password

DU Institution ID 658018

DU Casefile ID

Credit Report Options

Please select one of the following options.

Order a new credit report from a credit provider

Reissue an existing credit report from a credit provider

Use credit report from previous submission

CRA Information

Credit Provider

CRA User ID

CRA Password

Credit Report Resubmit ID

Please enter the report ID for the credit reports to be resubmitted.

Test1 Test2

Test3 Test4

Import Options

Autopopulate liabilities from the credit report to the 1003?

Close Next

1 Enter AUS credentials

2 Select "Reissue", or if it's your 2nd/subsequent AUS submission on the loan, select "Use credit report from previous submission"

3 Select CRA and enter credit credentials

4 Enter credit report file IDs

5 Hit "Next" to complete AUS submission

What if I don't have AUS credentials?

You can request a free sponsorship for Desktop Originator (DO), a version of DU for brokers. See [Appendix C: How to Obtain DO Sponsorship](#) for more information.

Disclose



Please also confirm that the loan's Closing Costs tab is complete before disclosing. TRID tolerance cures may apply if certain fees are under-disclosed.

Start at the **Disclosures** tab:

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 40.627% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 101.689% / 100.000% | Gross / Base HCLTV: 101.689% / 100.000% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720 | [SAVE](#)

Disclosures

Disclosures > Order Initial Loan Estimate

1. Request Review → **2. Vendor Audit** → 3. Document Preview → 4. Request Complete

Please review the results of the audit from our document vendor below. If there are any fatal audit results, you will need to submit to the lender for disclosure.

[CANCEL ORDER](#) [NEXT - ORDER DOCUMENT PREVIEW](#)

Document Vendor Audit Findings

Type	Message
Warning	Agency Case Assignment Date missing; Defaulted to the Application Date to compute annual MIP duration.
Warning	First Payment Date is before the Document Date

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 40.627% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 101.689% / 100.000% | Gross / Base HCLTV: 101.689% / 100.000% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720 | [SAVE](#)

Disclosures

Disclosures > Order Initial Loan Estimate

1. Request Review → **3. Document Preview** → 4. Request Complete

[CANCEL ORDER](#) [NEXT - COMPLETE REQUEST](#)

I have reviewed and accept the previewed Initial Disclosure PDF. *

DocumentViewer.aspx | 1 / 111 | 80% | [NEXT - COMPLETE REQUEST](#)

NOTE: Completing the order will send the disclosures to the loan officer and borrower(s) for e-signing

EVIDENCE OF JOINT APPLICATION

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 40.627% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 101.689% / 100.000% | Gross / Base HCLTV: 101.689% / 100.000% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720 | [SAVE](#)

Disclosures

Disclosures > Order Initial Loan Estimate

1. Request Review → Document Preview → **4. Request Complete**

[RETURN TO DISCLOSURES PAGE](#)

Congratulations, your order has been completed!

DocumentViewer.aspx | 1 / 111 | 80% | [RETURN TO DISCLOSURES PAGE](#)

Disclosure Tracking

Pipeline |
 Loan Number: Broker Training |
 Borrower Name: Test1 Test2 |
 Loan Amount: \$579,000.00 |
 DTI: 40.627% |
 Gross / Base LTV: 98.189% / 96.500% |
 Gross / Base CLTV: 98.189% / 96.500% |
 Gross / Base HCLTV: 98.189% / 96.500% |
 Property Address: 123 Test Dr, Irvine, CA 92617 |
 Loan Type: FHA |
 Credit Score: 720 |
 SAVE

Activity Log

Time	User	Description
7/31/2024 9:18:00	Training	Loan Registered - Disclosures Required
8/8/2024 8:31:30	Training	Initial Disclosures Created - E-Disclosure Sent
8/8/2024 8:31:45	Notification	Manual Fulfillment Initiated
8/8/2024 8:31:46 AM PDT	System Notification	E-Sign package created.
8/8/2024 8:31:48 AM PDT	System Notification	E-Sign package created.
8/8/2024 8:31:48 AM PDT	System Notification	E-Sign package created.
8/8/2024 8:41:56 AM PDT	System Notification	E-Consent Received for Broker Training
8/8/2024 8:41:58 AM PDT	System Notification	START_ESIGN
8/8/2024 8:41:58 AM PDT	System Notification	VIEW_SIGREQ
8/8/2024 8:43:35 AM PDT	System Notification	COMPLETE_ESIGN
8/8/2024 8:44:09 AM PDT	System Notification	E-Consent Received for Test1 Test2
8/8/2024 8:44:10 AM PDT	System Notification	VIEW_SIGREQ
8/8/2024 8:44:11 AM PDT	System Notification	START_ESIGN
8/8/2024 8:46:59 AM PDT	System Notification	COMPLETE_ESIGN

Annotations:

- Disclosure events and e-sign completion are listed on the Activity Log
- Loan officer has completed e-signing
- Borrower has completed e-signing

Pipeline |
 Loan Number: Broker Training |
 Borrower Name: Test1 Test2 |
 Loan Amount: \$579,000.00 |
 DTI: 40.627% |
 Gross / Base LTV: 98.189% / 96.500% |
 Gross / Base CLTV: 98.189% / 96.500% |
 Gross / Base HCLTV: 98.189% / 96.500% |
 Property Address: 123 Test Dr, Irvine, CA 92617 |
 Loan Type: FHA |
 Credit Score: 720 |
 SAVE

E-docs

[Upload Docs](#) |
 [Fax Docs](#) |
 [Document List](#)

Status	Folder	Doc Type	Application	Description	Last Modified Date	Pages
view PDF	DOCMAGIC	GENERATEDDOCUMENTS	Test1 Test2		8/8/24 8:51 AM	130
view PDF	DOCMAGIC	GENERATEDDOCUMENTS	Test1 Test2	Autosaved: 8:31 AM		
view PDF	LENDINGQB	CERTIFICATE SUBMITTED	Test1 Test2	Cert Submitted		
view PDF	LENDINGQB	CERTIFICATE SUBMITTED	Test1 Test2	Cert Submitted	7/31/24 9:18 AM	2

Annotations:

- Go to E-docs > Document List to find signed/unsigned disclosures
- No "Autosaved" description = signed disclosures
- "Autosaved" = unsigned disclosures

Upload Loan Documents

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 46.877% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 101.689% / 100.000% | Gross / Base HCLTV: 101.689% / 100.000% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720 | SAVE

E-docs

Certified Credit SUBMIT TO DOCUMENT CHECK

Upload Docs | Fax Docs | Document List

You may upload up to 12 documents at a time with a total upload size of 100MB.

Drag and Drop Files Here to Upload

OR SELECT FILES TO UPLOAD

1 of 12 files selected for upload

For each doc:
a) click "select Doctype"
b) select *New File Upload > Initial Loan Package Upload*

File Name	Doc Type *	Description	Internal Comments
Sample Submission Doc.pdf	[select Doctype] scan barcodes **NEW FILE UPLOAD** : INITIAL LOAN PACKAGE UPLOAD	Submission form	

For each doc, describe the file (sub form, paystubs, etc.)

UPLOAD DOCS **Hit "Upload Docs"**

Submit to UW

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 46.877% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 101.689% / 100.000% | Gross / Base HCLTV: 101.689% / 100.000% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720 | SAVE

Status and Agents

Current Status: Registered | Status Date: 7/31/2023 | Action: view status certificate

CHANGE LOAN STATUS

Loan Open (7/1/2023) → Pre-Qual → Registered (7/31/2023) → Pre-Processing → Funded

Change Loan Status ✕

Current Loan Status: Registered

New Loan Status: Loan Submitted

CANCEL CHANGE STATUS

Select "Loan Submitted", then hit "Change Status":

Appendix A: Pricing Engine FAQs

Below are some common FAQs for our pricing engine. For additional questions, please contact your AE.

How to Structure/Price Specific Loan Scenarios

Depending on your loan scenario, you may need to set specific field selections to receive pricing results.

FHA \$0 Down

1. Set “2nd Financing?” to “Yes”
2. Set “1st Lien” to “96.5%”

NOTE: Registering/locking DPA loans are all done through the 1st lien. On the pricing results of the 1st lien, hit “price 2nd lien” next to a rate:

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
- 30 YR FIXED FHA monitor rates										
price 2nd lien	8.250	-3.429	4,425.95	4.690	9.088	✘	(\$14,661.04)	(\$14,661.04)	2132.0	BluePoint 30 Yr FHA 0 Down
price 2nd lien	8.125	-3.059	4,374.29	4.639	8.960	!	(\$12,541.78)	(\$12,541.78)	2155.7	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.990	-2.670	4,318.74	4.583	8.821	!	(\$10,315.42)	(\$10,315.42)	2181.9	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.875	-2.241	4,271.62	4.536	8.703	!	(\$7,849.62)	(\$7,849.62)	2204.6	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.750	-2.147	4,220.61	4.485	8.575	!	(\$9,707.00)	(\$9,707.00)	2229.6	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.625	-1.147	4,169.84	4.434	8.447	✓	(\$7,411.00)	(\$7,411.00)	2255.2	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.500	-1.728	4,119.30	4.384	8.319	✓	(\$5,003.06)	(\$5,003.06)	2281.2	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.375	-1.250	4,068.99	4.333	8.190	✓	(\$2,247.54)	(\$2,247.54)	2307.7	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.250	-1.165	4,018.92	4.283	8.062	✓	(\$1,807.31)	(\$1,807.31)	2334.7	BluePoint 30 Yr FHA 0 Down
price 2nd lien	7.125	-0.725	3,969.09	4.233	7.934	✓	\$724.34	\$724.34	2362.0	BluePoint 30 Yr FHA 0 Down
price 2nd lien	6.990	-0.266	3,915.55	4.180	7.796	✓	\$3,363.09	\$3,363.09	2391.7	BluePoint 30 Yr FHA 0 Down
price 2nd lien	6.875	0.242	3,870.18	4.134	7.704	✓	\$6,300.20	\$6,300.20	2417.2	BluePoint 30 Yr FHA 0 Down

Hit “register” or “request lock” on the 2nd rate to register/lock both liens at the same time:

First Lien Results										
	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
back to 1st lien	6.990	-0.266	3,915.55	4.180	7.796	✔	\$3,363.09	\$3,363.09	2391.7	BluePoint 30 Yr FHA 0 Down

Second Lien Results										
	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
<p>If seller or other lender provides 2nd financing, click here to submit.</p> <p style="text-align: right;">Rates shown in red are expired * - The costs displayed are the borrower's non-financed settlement charges. ** - exceeds the MAX DTI / No Income</p>										
- 10 YR FIXED 2ND	8.990	0.000	270.56	4.450	9.576	✔	\$157.89	\$3,520.98	2246.2	BluePoint 10 Yr FHA DPA 2nd

1099- or P&L-Only

1. Set “Doc Type” to “Other Bank Statements”

Loan Information

Loan Purpose Purchase Refinance

First Time Home Buyer? explain

Impound Type

Has Property Inspection Waiver? Yes No 1

Doc Type 1

Appraised Value

Sales Price

2. Select the appropriate “Add'l Doc Type” option:

Non-QM Product

DSCR (0 for No Ratio)

DSCR: 1st Time Investor? Yes No

PPP Term

ITIN? Yes No 2

Add'l Doc Type 2

Gift of Equity

Non-Arm's Length Transaction

Using Gift Funds? Yes No

Refinance: Property Listed for Sale?

DSCR

1. Go to **Application Information > Loan & Property** and save the rental income under “Estimated Monthly Market Rent”:

Status and Agents

Application Information

Loan & Property

4c. Rental Income on the Property You Want to Purchase

Complete if the property is a 2-4 unit primary residence or an investment property.

Expected Monthly Rental Income: \$0.00

Expected Rental Occupancy Rate: 100.000%

Primary Residence Subj Prop Can Have Rental Income:

At least one borrower or coborrower will reside:

Debt Service Coverage Ratio

Estimated Monthly Market Rent: \$5,000.00

Qualifying Monthly Gross Rent: \$5,000.00

Qualifying Monthly Payment: / \$3,987.74

Debt Service Coverage Ratio (DSCR) = 1.25

2. Go to the **Pricing** tab Select “Debt Service Coverage (DSCR)” for “Doc Type”:

Status and Agents

Application Information

Pricing

Property Information

Street Address: 123 Test Dr

Zip Code: 92617 State: CA

County: Orange

City: Irvine

In Rural Area? Yes

Property Use: Primary Residence

Property Type: SFR

Structure Type: Detached

Is Seasonal Property? Yes

New Construction? Yes

Additional Monthly Housing Expenses: \$0.00 calculate

Owner's Title Insurance: Use estimated title cost. Use cost quoted by borrower/realtor.

Area Median Income: \$0.00

Loan Information

Impound Type: Tax and insurance escrow

Has Property Inspection Waiver? Yes

Doc Type: Debt Service Coverage (DSCR)

Appraised Value: \$600,000.00

Sales Price: \$600,000.00

3. Set the following fields at the bottom of the engine:
 - a. DSCR: 1st Time Investor?
 - b. PPP Term

FHA UFMIP: 1.750%

VA Funding Fee: 0.000%

Non-OM Product: Any

DSCR: 1st Time Investor? Yes No

PPP Term: 3 Year

ITIN? Yes No

Add'l Doc Type: N/A

Gift of Equity: Yes No

ITIN

Select “Yes” for “ITIN?” at the bottom of the engine:

DSCR: 1st Time Investor? Yes No
 PPP Term:
ITIN? Yes No
 Add'l Doc Type:
 Gift of Equity: Yes No
 Non-Arm's Length Transaction: Yes No
 Using Gift Funds?: Yes No
 Refinance: Property Listed for Sale?
[Run Price My Loan](#)
 Number of Programs: 208

Why is Pricing Ineligible or Missing?

Go to the Ineligible Loan Programs list and click on the appropriate program type header. Look for your requested program, note the ineligibility reason(s), and adjust your scenario accordingly.

Below is an example of troubleshooting an FHA scenario:

Property? Yes
New Construction? Yes
 Additional Monthly Housing Expenses: [calculate](#)
 Owner's Title Insurance: Use estimated title cost. Use cost quoted by borrower/realtor.
 Area Median Income:
Loan Information
 Loan Purpose: Purchase Refinance
 First Time Home Buyer? [explain](#)
Impound Type:
 Has Property Inspection Waiver? Yes
 Doc Type:
 Appraised Value:
 1st Lien: 96.500% \$627,250.00
 2nd Lien: \$22,750.00

Ineligible Loan Programs

	RATE	POINTS	PAYMENT
+ 30 YR FIXED FHA BOND 2-1 BUYDOWN			
+ 30 YR FIXED FHA BOND			
+ 30 YR FIXED FHA 2-1 BUYDOWN			
+ 30 YR FIXED FHA 1 BUYDOWN			
- 30 YR FIXED FHA			
BluePoint 30 Yr FHA 0 Down ** IMPOUNDS REQUIRED * CA, LTV >=90%: ESCROW WAIVER NOT ALLOWED * 2ND FINANCING UP TO 100% CLTV REQUIRED View More <input type="text"/>			
	register	request lock	6.990 -0.226 4,241.85
BluePoint 30 Yr FHA Standard ** IMPOUNDS REQUIRED * CA, LTV >=90%: ESCROW WAIVER NOT ALLOWED View More <input type="text"/>			

1. Click to expand (points to the minus sign of the 30 YR FIXED FHA program)

2. Note ineligibility reason(s) (points to the details of the BluePoint 30 Yr FHA 0 Down program)

3. Adjust pricing scenario as needed (points to the Impound Type dropdown)

Why is Pricing Red?

Eligible Loan Programs

Rates shown in red are expired
* - The costs displayed are the borrower's non-financed settlement charges.
*** - exceeds the MAX DTI / No Income

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
- 30 YR FIXED FHA										
pin register request lock	6.750	-2.785	3,821.10	45.852	7.790	✓	\$3,085.28	\$10,085.28	58.7	BluePoint 30 Yr FHA Standard
pin register request lock	6.625	-2.454	3,772.28	45.363	7.660	✓	\$4,974.78	\$11,974.78	58.9	BluePoint 30 Yr FHA Standard
pin register request lock	6.500	-2.105	3,723.71	44.877	7.530	✓	\$6,970.33	\$13,970.33	59.1	BluePoint 30 Yr FHA Standard
pin register request lock	6.490	-2.005	3,719.84	44.839	7.520	✓	\$7,554.62	\$14,554.62	59.0	BluePoint 30 Yr FHA Standard

Pricing in red cannot be registered nor locked. Pricing can be red due to:

- Lock desk is closed (after hours, holidays, etc.)
- Mid-day repricing
- Rates have not been published for the day yet

How are Reserves Calculated?

The pricing engine calculates reserves using this formula:

$$\text{Reserve Months} = \frac{\text{Total Liquid Assets} - \text{Cash From Borrower}}{\text{Qualifying PITIA}}$$

The formula uses the “Subtotal Liquid” assets from the **Application Information > Assets** tab of the loan.

Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$420,000.00 | DTI: 28.053% | Gross / Base LTV: 71.225% / 70.000% | Gross / Base CLTV: 71.225% / 70.000%

Assets

Show: All

REO: \$0.00

Subtotal Liquid: \$250,000.00

Include Cash Deposit In Disclosures For: This Lien Transaction

The following asset types are considered “liquid”:

Liquid Asset Types					
Bonds	Bridge Loan	Certificate of Deposit	Checking	Employer Assistance	Gift Funds
Gift of Equity	Grant	Individual Development Account	Life Insurance	Money Market Fund	Mutual Funds
Other Liquid Asset	Pending Net Sale Proceeds	Proceeds from Sale of Non-Real Estate	Retirement	Savings	Secured Borrowed Funds
Stock Options	Stocks	Trust Funds	Unsecured Borrowed Funds		

How are First Time Home Buyer Statuses Determined?

A loan has a FTHB if **any** of the following is true for **any** borrower:

1. Ownership interest in another property = No on the **Application Information > Declarations** tab:

The screenshot shows a mortgage application interface with the following details:

- Loan Number:** Broker Training
- Borrower Name:** Test1 Test2
- Loan Amount:** \$420,000.00
- DTI:** 70.249%
- Gross / Base LTV:** 71.225% / 70.000%
- Gross / Base CLTV:** 71.225% / 70.000%
- Gross / Base HCLTV:** 71.225% / 70.000%
- Property Address:** 123 Test Dr, Irvine, CA 92617
- Loan Type:** FHA
- Credit Score:** 720

The **Declarations** tab is active, showing the following question:

A. Will you occupy the property as your primary residence?
 Explanation:

If YES, have you had an ownership interest in another property in the last three years? No Yes

If YES, complete (1) and (2) below:

(1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)?

2. “First Time Home Buyer?” = Yes on the **Pricing > Applications** tab:

What are the QM Icons in Pricing Results?

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
- 30 YR FIXED FHA monitor rates										
pin register request lock	7.625	-2.754	4,517.32	4.804	8.673	🚫	\$733.49	\$23,483.49	2076.8	BluePoint 30 Yr FHA Standard
pin register request lock	7.500	-2.683	4,462.57	4.749	8.543	🚫	\$1,121.06	\$23,871.06	2100.7	BluePoint 30 Yr FHA Standard
pin register request lock	7.490	-2.583	4,458.20	4.744	8.532	🚫	\$1,754.03	\$24,504.03	2102.5	BluePoint 30 Yr FHA Standard
pin register request lock	7.375	-2.477	4,408.07	4.694	8.413	✅	\$2,370.23	\$25,120.23	2124.8	BluePoint 30 Yr FHA Standard
pin register request lock	7.250	-3.059	4,353.83	4.640	8.283	✅	(\$1,409.81)	\$21,340.19	2150.5	BluePoint 30 Yr FHA Standard
pin register request lock	7.125	-2.731	4,299.85	4.586	8.153	✅	\$618.00	\$23,368.00	2175.4	BluePoint 30 Yr FHA Standard
pin register request lock	7.000	-2.390	4,246.13	4.532	8.023	✅	\$2,728.78	\$25,478.78	2200.7	BluePoint 30 Yr FHA Standard

These icons are QM status indicators, and can vary by rate:

- Green: Pass
- Yellow: Pass with conditions
- Red: Fail

To find how QM is calculated:

Back Print ... Email ... Close ***** NOTE: This is NOT a valid PRE-APPROVAL CERTIFICATE.**

6.125%	-1.491	\$3,877.93	4.164%	✔
6.000%	-1.096	\$3,826.49	4.112%	✔
5.990%	-0.996	\$3,822.39	4.108%	✔
5.875%	-0.685	\$3,775.35	4.061%	✔
5.750%	-0.393	\$3,724.51	4.010%	✔

(Rates were downloaded between 7/29/2024 8:33:39 AM PDT and 7/29/2024 8:33:39 AM PDT.) * Your requested rate option is underlined.

QM Information for the 5.750% rate option

QM APR rate spread	-0.072%	6.728%	QM APR - 6.800% APOR
Maximum QM APR Rate Spread	2.250%		
Par rate spread	-1.050% = 5.750% Par rate - 6.800% APOR		
Excess Upfront MIP	\$0.00 FHA, VA, or USDA. Entire amount excluded.		
Excess discount points	0.000% Max(0.000% Borrower Paid Discount Points - 0.000% Excludable Discount Points, 0.000%)		
QM total loan amount	\$610,173.34 = \$610,173.34 Amount Financed - \$0.00 Financed QM Fees		

2. Click QM icon for requested rate

1. Click program name

RESERVE MONTHS	
2076.8	BluePoint 30 Yr FHA Standard
2100.7	BluePoint 30 Yr FHA Standard
2102.5	BluePoint 30 Yr FHA Standard
2124.8	BluePoint 30 Yr FHA Standard
2150.5	BluePoint 30 Yr FHA Standard
2175.4	BluePoint 30 Yr FHA Standard
2200.7	BluePoint 30 Yr FHA Standard
2202.7	BluePoint 30 Yr FHA Standard
2226.7	BluePoint 30 Yr FHA Standard
2254.3	BluePoint 30 Yr FHA Standard
2280.9	BluePoint 30 Yr FHA Standard
2308.1	BluePoint 30 Yr FHA Standard

3. Note QM results

QM Point and Fees Calculation	
QM Total Loan Amount	\$610,173.34
Allowable QM Fees	\$18,305.20
Total QM Fee Amount	+ \$1,295.00
Originator Compensation	+ \$12,764.52
Excess Discount Points	+ \$0.00
Excess Upfront MIP	+ \$0.00
Maximum prepayment penalty	+ \$0.00
Total QM Fees	= \$14,059.52

- ✔ Meets points and fees test
- ✔ Does not have negative amortization or interest-only features
- ✔ Does not have a balloon feature
- ✔ Does not have an amortization term in excess of 30 years
- ✔ Meets price-based QM APR rate spread test

QM Status : Provisionally Eligible
Higher-priced indicator : None
[hide](#)

Appendix B: Application Information

This section explains how to structure a loan's **Application Information** tab.

Adding Assets/Reserves

Go to "Assets"

Hit "Add"

Owner	Asset Type	Description	Credited at C
Test1 Test2	Checking		No
Test1 Test2	EMD		Yes
Test1 Test2			No
Test1 Test2	Other Liquid Asset (other bank accounts, etc.)		No

Best practices:

1. **Always complete if you're submitting a non-QM loan** (refer to our program matrices for reserve requirements).
2. Each asset has an "Asset Type". If the Asset Type is liquid, it will count towards reserve calculations (see the table at [How are Reserves Calculated?](#)).
3. Some common asset types should be entered as follows:

Asset	Asset Type	Notes
Earnest Money Deposit (EMD)	Earnest Money	
Gift of Equity	Gift of Equity	
Cash Out as Reserves (subject to program restrictions)	Other Liquid Asset	Label as "Cash Out"

Reserves Example

Test1 Test2 Checking Cash out as reserves No

<< PREV NEXT >> INSERT ADD MOVE UP MOVE DOWN DELETE

Owner: Test1 Test2
 edit

Type: Checking

Is Credited At Closing:

Is Deposited:

Status: Select a liquid asset type

Company Name:

Department:

Address: Description ("For reserves", "Cash out as reserves", etc.)

City:

Phone Number:

Description: Cash out as reserves Value: \$150,000.00 Enter amount

Account Number:

Source:

Calculation Method: Entered Directly

What about seller credits?

Pipeline Loan Number: Broker Training Borrower Name: Test1 Test2 Loan Amount: \$420,000.00 DTI: 40.259% Gross / Base LTV: 71.225% / 70.000% Gross / ... Address: Irvine, CA 92617 Loan Type: FHA Credit Score: 720 Go to "Lender Loan Info" SAVE

Status and Agents	Borrowers	Assets	Liabilities	REOs	Loan & Property	Declarations	Demographic	Originator	Lender Loan Info	Continuation
Application Information	TOTAL CREDITS									
Closing Costs	L. Seller Credits				\$10,000.00	Hit Calculator icon and enter seller credit				
Pricing	M. Other Credits				\$4,726.50					
Loan Information	N. TOTAL CREDITS (Total of L and M)				\$14,726.50					

Paying Off Liabilities

Pipeline |
 Loan Number: Broker Training |
 Borrower Name: Test1 Test2 |
 Loan Amount: \$420,000.00 |
 DTI: 40.259% |
 Gross / Base LTV: 71.225% / 70.000% |
 Gross / Base CLTV: 71.225% / 70.000% |
 Gross / Base HCLTV: 71.225% / 70.000% |
 Property Address: 123 Test Dr, Irvine, CA 92617 |
 Loan Type: FHA |
 Credit Score: 720 ? |
 SAVE

Status and Agents	Borrowers	Assets	Liabilities	REOs	Loan & Property	Declarations	Demographic	Originator	Lender Loan Info	Continuation
Application Information	Owner	Altered in PML	Debt Type	Company	Balance	Payment	Pd Off	Used in Ratio		
Closing Costs		No	Installment		\$333.00	\$53.00	Yes	No		
Pricing		No	Mortgage		\$200,000.00	\$3,500.00	No	See REO		

<< PREV | NEXT >> | INSERT | ADD | MOVE UP | MOVE DOWN | DELETE

Owner: [edit]
 Debt Type:
 Company Name:
 Company Address: Phone:
 Company City: Fax:
 Description:
 Property Address: <-- Select a matched REO --> ADD BAL / PMT INFO TO REO
 Linked Asset: set -->
 Account Holder Name: Test1 Test2 | Acc. Number: | Max Bal.:
 Bal.: | Pmt.: | Mos. Left: | Rate: | Term: | Due In:
 Will be paid off |
 Payoff:
 Late 30:

Real Estate Owned (REOs)

Link REOs to Liabilities

Pipeline |
 Loan Number: Broker Training |
 Borrower Name: Test1 Test2 |
 Loan Amount: \$420,000.00 |
 DTI: 40.259% |
 Gross / Base LTV: 71.225% / 70.000% |
 Gross / Base CLTV: 71.225% / 70.000% |
 Gross / Base HCLTV: 71.225% / 70.000% |
 Property Address: 123 Test Dr, Irvine, CA 92617 |
 Loan Type: FHA |
 Credit Score: 720 ? |
 SAVE

Status and Agents |
 Borrowers ▼ |
 Assets |
 Liabilities |
 REOs |
 Loan & Property |
 Declarations ▼ |
 Demographic ▼ |
 Originator |
 Lender Loan Info |
 Continuation ▼

Application Information |
 View: Liability Details Debt Consolidation

Owner	Altered in PML	Debt Type	Company	Balance	Payment	Pd Off	Used in Ratio
Test1 Test2	No	Installment		\$333.00	\$53.00	Yes	No
Test1 Test2	No	Mortgage		\$200,000.00	\$3,500.00	No	See REO

Loan Information |
 << PREV |
 NEXT >> |
 INSERT |
 ADD |
 MOVE UP |
 MOVE DOWN |
 DELETE

Rate Lock 🔒 |
 Test1 Test2 |
 it

Disclosures |
 Debt Type: Mortgage ▼

E-docs |
 Company Name:

Tasks (0) |
 Company Address:

Conditions (17) |
 Phone:

Order Services |
 Fax:

Select REO |
 321 Test Dr, Irvine, CA 92617 ▼

Mortgage Type: Conventional ▼

Property Address: 321 Test Dr, Irvine, CA 92617 |
 ADD BAL / PMT INFO TO REO

Account Holder Name: Test1 Test2 |
 Acc. Number: |
 Max Bal.:

Go to "Liabilities" |
 Select mortgage liability |
 Hit "Add Bal / Pmt Info to REO"

Calculate REO Cash Flow

Pipeline |
 Loan Number: Broker Training |
 Borrower Name: Test1 Test2 |
 Loan Amount: \$420,000.00 |
 DTI: 40.259% |
 Gross / Base LTV: 71.225% / 70.000% |
 Gross / Base CLTV: 71.225% / 70.000% |
 Gross / Base HCLTV: 71.225% / 70.000% |
 Property Address: 123 Test Dr, Irvine, CA 92617 |
 Loan Type: FHA |
 Credit Score: 720 |
 SAVE

Borrowers |
 Assets |
 Liabilities |
 REOs |
 Loan & Property |
 Declarations |
 Demographic |
 Originator |
 Lender Loan Info |
 Continuation

Market value	Mtg Amount	Net Rental Income (Rental)	Net Rental Income (Retained)
Total: \$0.00	\$200,000.00	-\$500.00	\$0.00

Address	Is Subj Prop?	Status	Cash Flow
321 Test Dr, Irvine, CA 92617	No	Rental	-\$500.00

<< PREV |
 NEXT >> |
 INSERT |
 ADD |
 MOVE UP |
 MOVE DOWN |
 DELETE

Test1 Test2
 edit

COPY FROM BORROWER PRESENT ADDRESS |
 Is Primary Residence
COPY FROM SUBJECT PROPERTY |
 Is Subject Property

Property Address
 Country: United States
 Address: 321 Test Dr
 City: Irvine | State: CA | Zip: 92617
 Type: SFR
 Status: Rental
 Current Occupancy: Investment
 Intended Occupancy: Investment
 Occ. Rate: 100.000%

Linked Liabilities

view	Creditor Name	Balance	Payment
		\$200,000.00	\$3,500.00

Market Value	Mtg Amount	Gross Rent	Mtg Payment	Ins/Maint/Taxes	Cash Flow
	\$200,000.00	\$3,000.00	\$3,500.00		-\$500.00

Annotations:
 - Go to "REOs"
 - Select REO
 - Select REO status
 - Select as needed
 - (Rentals) Enter Occ. Rate
 - Enter rent / expenses

Appendix C: How to Obtain DO Sponsorship

Desktop Originator (DO) is an optional FNMA tool that grants brokers access to Desktop Underwriter (DU) services via a sponsoring lender. The sponsorship is free, and brokers using DO can obtain preliminary AUS findings for their loan applications. See [this link](#) for more information about DO.

1. Register for DO at <https://technologymanager.fanniemae.com/broker-registrations>
 - a. At **Step 5. Lenders**, add our corporate name, **ROYAL PACIFIC FUNDING CORPORATION**:

2. Complete the registration process. We will review the sponsorship request, and once approved, you will receive an email notification that your sponsorship is complete.

What if I'm Already Sponsored with Another Lender?

You may request additional sponsorships by following the steps [here](#).