

How to Quick-Price Scenarios

Note: All Quick Pricer figures are estimates only. Please refer to the pricing engine in a loan submission to receive accurate pricing.

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Introduction

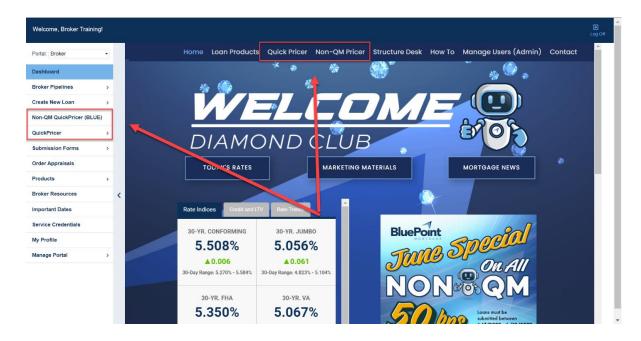
There are times when you will need estimated pricing for a specific scenario, without going through the loan submission process. In these cases, we recommend using our Quick Pricer engines.

Overview

We have two Quick Pricer engines:

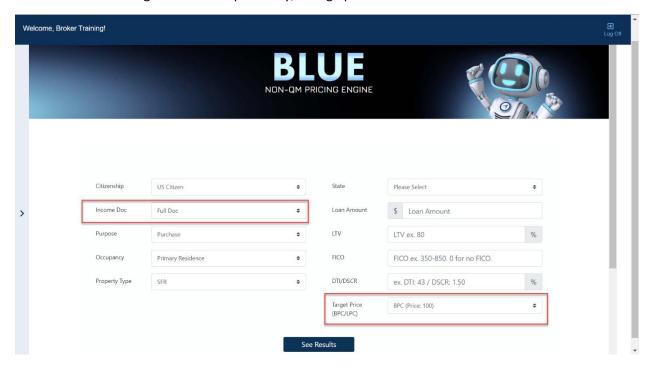
- 1. Non-QM Quick Pricer: Very simple engine specifically for non-QM scenarios.
- 2. Standard Quick Pricer: More versatile engine for pricing all programs, including non-QM.

Both engines are found at the top of the Dashboard banner as well as the left-hand navigation pane:



Non-QM Quick Pricer

Most fields on this engine are self-explanatory, though please note the two fields indicated:



- Income Doc: Please select the appropriate doc type to receive Full/Alt/DSCR pricing.
- Target Price: Pricing will assume borrower-paid compensation, either at par or above/below by 1.000. For lender-paid compensation, please subtract your LPC plan from pricing results. Pricing also assumes no lender fee buyout.

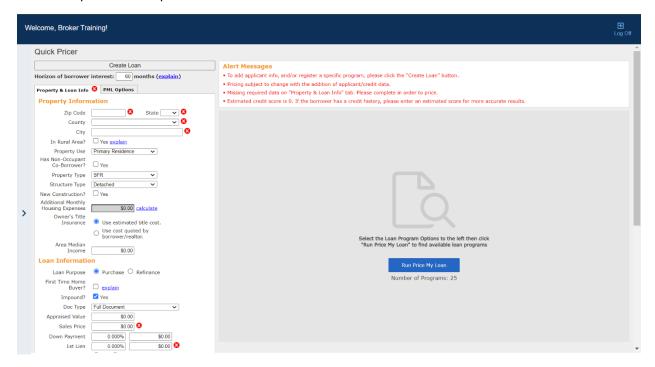
Price a scenario to receive estimated rates and eligibility restrictions:

Equal Housing Lender | Copyright © 2022 Bluepoint Mortgage | 4000 MacArthur Blvd., West Tower – 7th Floor, Newport Beach, CA 92660 | 877.267.1056 | NMLS ID# 320004, BRE# 01403107. Program rates and parameters are subject to change without notice. Turn times are estimates and are not warranted or guaranteed. Turn time estimates are subject to change without notice at Bluepoint Mortgage's sole discretion. Intended for use by real estate and lending professionals only and not for distribution to consumer.

Program Name	Rate	Price	LTV	DTI	Evidence	Credit Events
Eligible Programs						
NQM - Full Doc 5/6 ARM (30 Yr. Term)	5.990%	100.0	<= 80.00%	<= 55.00%	View >>	Previous Credit Event: 48 Mo Housing History: 0X30X12
NQM - Full Doc 30 Yr. Fixed	5.990%	100.0	<= 80.00%	<= 55.00%	View >>	Previous Credit Event: 48 Mo Housing History: 0X30X12
NQM - Full Doc 5/6 ARM IO (40 Yr. Term) (10 Yr. IO)	6.490%	100.0	<= 80.00%	<= 55.00%	View >>	Previous Credit Event: 48 Mo Housing History: 0X30X12
NQM - Full Doc 5/6 ARM IO (30 Yr. Term) (10 Yr. IO)	6.490%	100.0	<= 80.00%	<= 55.00%	View >>	Previous Credit Event: 48 Mo Housing History: 0X30X12
NQM - Full Doc 40 Yr. Fixed IO (10 Yr. IO)	6.625%	100.0	<= 80.00%	<= 55.00%	View >>	Previous Credit Event: 48 Mo Housing History: 0X30X12
NQM - Full Doc 30 Yr. Fixed IO (10 Yr. IO)	6.625%	100.0	<= 80.00%	<= 55.00%	View >>	Previous Credit Event: 48 Mo Housing History: 0X30X12

Standard Quick Pricer

The standard Quick Pricer has more fields than the non-QM pricer but is more versatile and can price our entire product lineup.



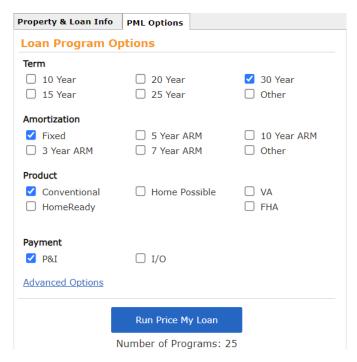
Fields labeled with a red "X" are required fields. Most fields here are self-explanatory, though some deserve special mention:

Gross Rent/Occupancy Rate (investment properties only): Required for accurate DSCR calculation.

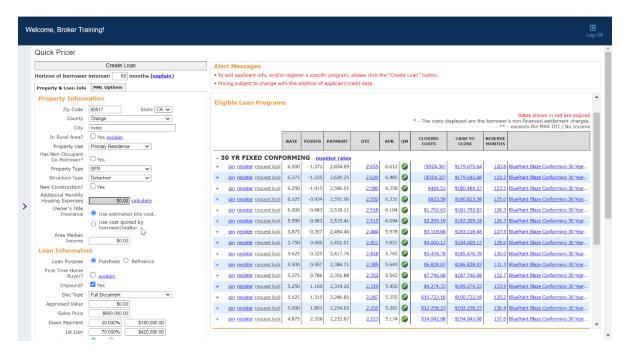
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- Doc Type (non-QM only): Required to receive the appropriate non-QM product.
- **Credit Score**: Enter "0" for non-traditional credit, otherwise enter the estimated credit score.
- **Monthly Income**: Required for accurate DTI calculations. If unknown, leave arbitrarily high to bypass DTI restrictions.
- **Liquid Assets**: Required for accurate reserve calculations. If unknown, leave arbitrarily high to bypass reserve restrictions.

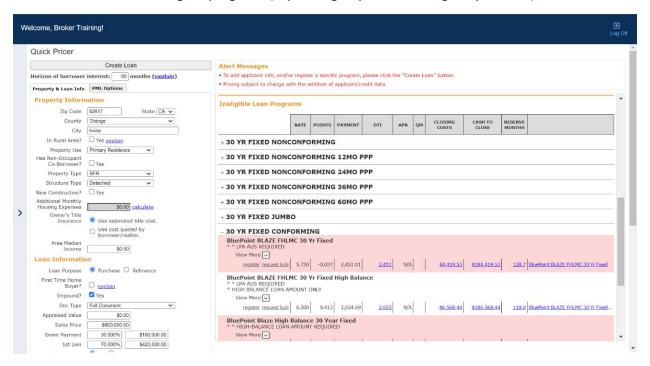
If needed, adjust the program filters on the **PML Options** tab to select the programs to be priced. Note that non-QM pricing is classified under the "Conventional" product type.



Select "Run Price My Loan" to receive results for the scenario. There is an area for eligible programs:



...as well as an area for ineligible programs (expand a group to view ineligibility reasons):



Questions?

Please contact your AE if you have questions about the Quick Pricer engines and/or their results.

Thank you for choosing BluePoint Mortgage!

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