

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.

Contents:

Introduction	1
Overview	1
Non-QM Quick Pricer	2
Standard Quick Pricer	3
Questions?	5

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:

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.

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Quick Pricer

Horizon of borrower interest: months [\(explain\)](#)

Property & Loan Info ✖ [PML Options](#)

Property Information

Zip Code ✖ State ✖

County ✖

City ✖

In Rural Area? Yes [explain](#)

Property Use

Has Non-Occupant Co-Borrower? Yes

Property Type

Structure Type

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? Yes

Doc Type

Appraised Value

Sales Price ✖

Down Payment

1st Lien ✖

Alert Messages

- To add applicant info, and/or register a specific program, please click the "Create Loan" button.
- Pricing subject to change with the addition of applicant/credit data.
- Missing required data on "Property & Loan Info" tab. Please complete in order to price.
- Estimated credit score is 0. If the borrower has a credit history, please enter an estimated score for more accurate results.

Select the Loan Program Options to the left then click "Run Price My Loan" to find available loan programs

[Run Price My Loan](#)

Number of Programs: 25

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.

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.

- **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.

Property & Loan Info
PML Options

Loan Program Options

Term

10 Year 20 Year 30 Year
 15 Year 25 Year Other

Amortization

Fixed 5 Year ARM 10 Year ARM
 3 Year ARM 7 Year ARM Other

Product

Conventional Home Possible VA
 HomeReady FHA

Payment

P&I I/O

[Advanced Options](#)

Run Price My Loan

Number of Programs: 25

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

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Quick Pricer

Create Loan

Horizon of borrower interest: 60 months (explain)

Property & Loan Info **PML Options**

Property Information

Zip Code: 92617 State: CA
 County: Orange
 City: Irvine
 In Rural Area? Yes (explain)
 Property Use: Primary Residence
 Has Non-Occupant Co-Borrower? Yes
 Property Type: SFR
 Structure Type: Detached
 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

Loan Purpose: Purchase Refinance
 First Time Home Buyer? explain
 Impound? Yes
 Doc Type: Full Document
 Appraised Value: \$0.00
 Sales Price: \$800,000.00
 Down Payment: 30.000% \$180,000.00
 1st Lien: 70.000% \$420,000.00

Alert Messages

- To add applicant info, and/or register a specific program, please click the "Create Loan" button.
- Pricing subject to change with the addition of applicant/credit data.

Eligible Loan Programs

* - 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 CONFORMING monitor rates										
+ pin register request lock	6.500	-1.371	2,654.69	2.655	6.612	✓	(\$924.36)	\$179,075.64	120.8	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	6.375	-1.225	2,620.25	2.620	6.485	✓	(\$354.32)	\$179,665.68	122.2	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	6.250	-1.015	2,586.01	2.586	6.358	✓	\$484.53	\$180,484.53	123.5	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	6.125	-0.924	2,551.96	2.552	6.231	✓	\$823.58	\$180,823.58	125.0	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	6.000	-0.683	2,518.11	2.518	6.104	✓	\$1,792.63	\$181,792.63	126.3	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.990	-0.583	2,515.41	2.515	6.094	✓	\$2,209.18	\$182,209.18	126.3	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.875	-0.357	2,484.46	2.484	5.978	✓	\$3,118.68	\$183,118.68	127.5	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.750	0.006	2,451.01	2.451	5.851	✓	\$4,600.12	\$184,600.12	128.6	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.625	0.225	2,417.76	2.418	5.745	✓	\$5,476.78	\$185,476.78	130.0	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.500	0.557	2,384.71	2.385	5.649	✓	\$6,828.03	\$186,828.03	131.3	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.375	0.786	2,351.88	2.352	5.543	✓	\$7,746.68	\$187,746.68	132.7	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.250	1.160	2,319.26	2.319	5.450	✓	\$9,224.33	\$189,224.33	133.9	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.125	1.515	2,286.85	2.287	5.355	✓	\$10,722.18	\$190,722.18	135.2	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	5.000	1.891	2,254.65	2.255	5.262	✓	\$12,258.23	\$192,258.23	136.4	BluePoint Blaze Conforming 30 Year...
+ pin register request lock	4.875	2.326	2,222.67	2.223	5.174	✓	\$14,042.08	\$194,042.08	137.6	BluePoint Blaze Conforming 30 Year...

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

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Quick Pricer

Create Loan

Horizon of borrower interest: 60 months (explain)

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Ineligible Loan Programs

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
+ 30 YR FIXED NONCONFORMING										
+ 30 YR FIXED NONCONFORMING 12MO PPP										
+ 30 YR FIXED NONCONFORMING 24MO PPP										
+ 30 YR FIXED NONCONFORMING 36MO PPP										
+ 30 YR FIXED NONCONFORMING 60MO PPP										
+ 30 YR FIXED JUMBO										
- 30 YR FIXED CONFORMING										
BluePoint BLAZE FHLMC 30 Yr Fixed * * LPA AUS REQUIRED										
View More										
register request lock	5.750	-0.037	2,451.01	2.451	N/A		\$4,419.53	\$189,419.53	128.7	BluePoint BLAZE FHLMC 30 Yr Fixed
BluePoint BLAZE FHLMC 30 Yr Fixed High Balance * * LPA AUS REQUIRED * HIGH BALANCE LOAN AMOUNT ONLY										
View More										
register request lock	6.500	0.413	2,654.69	2.655	N/A		\$6,568.44	\$186,568.44	118.0	BluePoint BLAZE FHLMC 30 Yr Fixed
BluePoint Blaze High Balance 30 Year Fixed * * HIGH-BALANCE LOAN AMOUNT REQUIRED										
View More										

Questions?

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

Thank you for choosing BluePoint Mortgage!