

The logo for Loan NEX is displayed within a blue rectangular banner with green borders. The word "Loan" is in a white, rounded sans-serif font, while "NEX" is in a white, bold, blocky sans-serif font. The letter "X" in "NEX" is stylized with a light blue shadow or secondary outline.

Loan NEX

Managing Adjustments

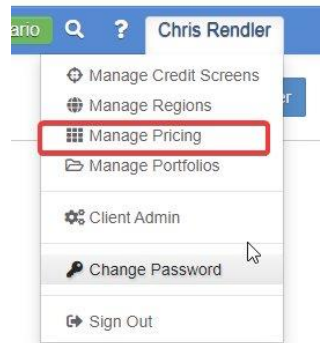
LoanNEX – Managing Adjustments

Select the link to go directly to page

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Add New Adjustments

1. Manage Credit Screens-> Manage Pricing



Rate Sheets **LLPAs** Extension Products Margins

Add New Adjustments (continued)

1. Select **Create Future Version** if you'd like to create an LLPA effective in the future. If you are creating an LLPA that is immediately active, do not select **Create Future Version**
2. Enter LLPA Name
3. Enter LLPA Display Name (optional)
4. Enter Description (optional)
5. Add LLPA configuration info:

- LLPAs can be based on any inputs on the screen, including:
 - Program attributes
 - Borrower attributes
 - Location
 - Derogatory Credit Events
 - Minimums and maximums for all numerical inputs

Add New LLPA

Create Future Version

LLPA Name *

LLPA Display Name

Description

States Regions

Showing all 51

Filter

Filter

ALABAMA
ALASKA
ARIZONA
ARKANSAS
CALIFORNIA
COLORADO
CONNECTICUT

Program Information

Borrower Income Level Qualified Census Tract Subordinate Financing

Rural Property

+ More Options

Borrower Information

Income Documentation Self-Employed First Time Homebuyer

Citizenship ITIN Escrows

Derogatory Credit

Numerical Inputs

Copyright Mortgag

Purpose	Occupancy	Property Type	Amount		DSCR (Actual)		DSCR Q.		Front-End DTI		Back-End DTI		FICO		CLTV		LTV		LTL		Cash Out		Cash-in-Hand		Months Res (Actual)		Months Res Q.		Residual Income (Actual)			
<input type="text"/>	<input type="text"/>	<input type="text"/>	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max

Add New Adjustments

1. Scroll to the right in bottom section to enter adjustment values for either price, rate, or maximum price

+ More Options

Purpose		Occupancy		Property Type		ICO		CLTV		LTV		LTL		Cash Out		Cash-in-Hand		Months Res (Actual)		Months Res Q.		Residual Income (Actual)		Residual Income Q.		Household Size / # Financed Properties		PPP		Rate / Price		Max Price Cap	
max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	price	cap

2. Click Save when done

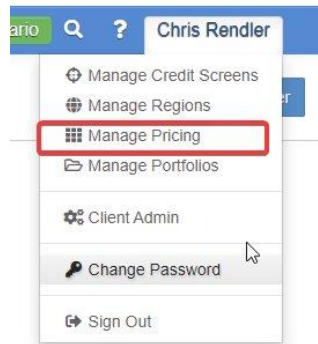
→

Save Cancel



Tie Adjustments to Products

1. Manage Credit Screens-> Manage Pricing



Rate Sheets LLPA's Extension **Products** Margins

+ Add Product

Product Name	Product Type	Rate Sheet	Screens	LLPAs	Last Updated	History
0101 Advantage 30 Year Fixed	30 Yr. Fixed	Biscayne 30	0	0	1/10/2024 6:48 PM CST	View
0102 Advantage 30 Year Fixed IO	30 Yr. Fixed	GOLD: Full Doc	0	0	11/16/2023 12:13 PM CST	View
0103 Advantage 40 Year Fixed	30 Yr. Fixed	GOLD: Full Doc	0	0	11/16/2023 12:13 PM CST	View
0104 Advantage 40 Year Fixed IO	30 Yr. Fixed	GOLD: Full Doc	0	0	11/16/2023 12:13 PM CST	View
0105 Advantage 7/6 SOFR ARM	30 Yr. Fixed	GOLD: Full Doc	0	0	11/16/2023 12:13 PM CST	View
0106 Advantage 7/6 SOFR ARM IO	30 Yr. Fixed	GOLD: Full Doc	0	0	11/16/2023 12:13 PM	View

2. Find the product the LLPA should be tied to, and click on the LLPAs for that product

3. Check the box for the LLPA you created previously and click Save (bottom of window)

<input type="checkbox"/> *****na
<input type="checkbox"/> *****test time 1039/939
<input type="checkbox"/> *Test LLPA_FICO
<input type="checkbox"/> 520am cst
<input type="checkbox"/> 723am pst
<input type="checkbox"/> 8-28
<input type="checkbox"/> Chris LLPA 1_23_2024
<input type="checkbox"/> CP Demo 1_2_2024

Viewing Historical Adjustments

1. In LLPA Manager, select View History for LLPA
2. Select Date you'd like to see LLPA version for

Rate Sheets **LLPAs** Extension Products Margins

+ Add LLPA

LLPA Name	LLPA Display Name	Description	Last Updated	Updated By	Versions
*****	*****		12/8/2023 2:05 PM CST	ChrisRendlerDemo	<input type="button" value="View"/>
*****	gds		1/26/2024 8:00 AM CST	ChrisRendlerDemo	<input type="button" value="View"/>
*****adampart2	*****adampart2		1/25/2024 1:32 PM CST	ChrisRendlerDemo	<input type="button" value="View"/>
*****Adam	*****Adam		1/23/2024 2:30 PM CST	ChrisRendlerDemo	<input type="button" value="View"/>
*****5pm cst llpa	*****5pm cst llpa		1/24/2024 4:00 PM CST	ChrisRendlerDemo	<input type="button" value="View"/>

LLPAs Screen History

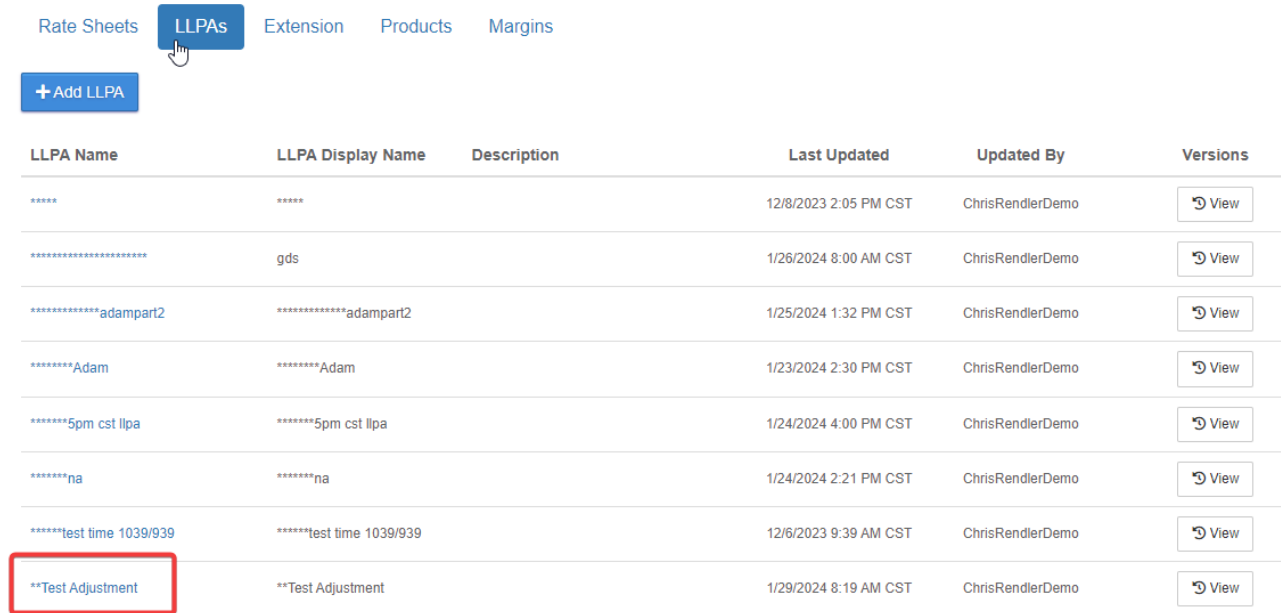
Historical Dates:

12/5/2023 4:08 PM CST

Editing Live Adjustments

The following steps should be taken when you need to edit either values or configuration of a CURRENT adjustment

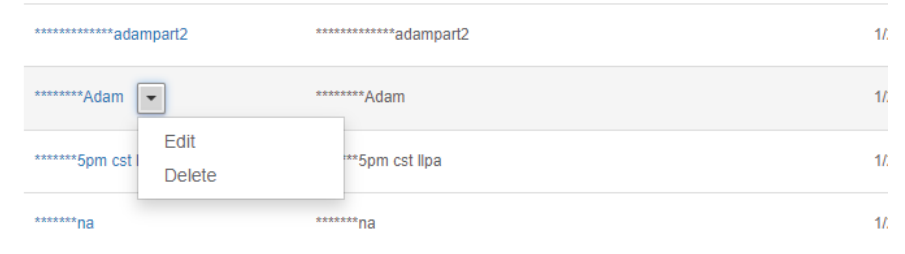
1. In LLPA Manager, select View History for LLPA
2. In the adjustment editor, change any config as needed for the current adjustment



LLPA Name	LLPA Display Name	Description	Last Updated	Updated By	Versions
*****	*****		12/8/2023 2:05 PM CST	ChrisRendlerDemo	View
*****	gds		1/26/2024 8:00 AM CST	ChrisRendlerDemo	View
*****adampart2	*****adampart2		1/25/2024 1:32 PM CST	ChrisRendlerDemo	View
*****Adam	*****Adam		1/23/2024 2:30 PM CST	ChrisRendlerDemo	View
*****5pm cst llpa	*****5pm cst llpa		1/24/2024 4:00 PM CST	ChrisRendlerDemo	View
*****na	*****na		1/24/2024 2:21 PM CST	ChrisRendlerDemo	View
*****test time 1039/939	*****test time 1039/939		12/6/2023 9:39 AM CST	ChrisRendlerDemo	View
**Test Adjustment	**Test Adjustment		1/29/2024 8:19 AM CST	ChrisRendlerDemo	View

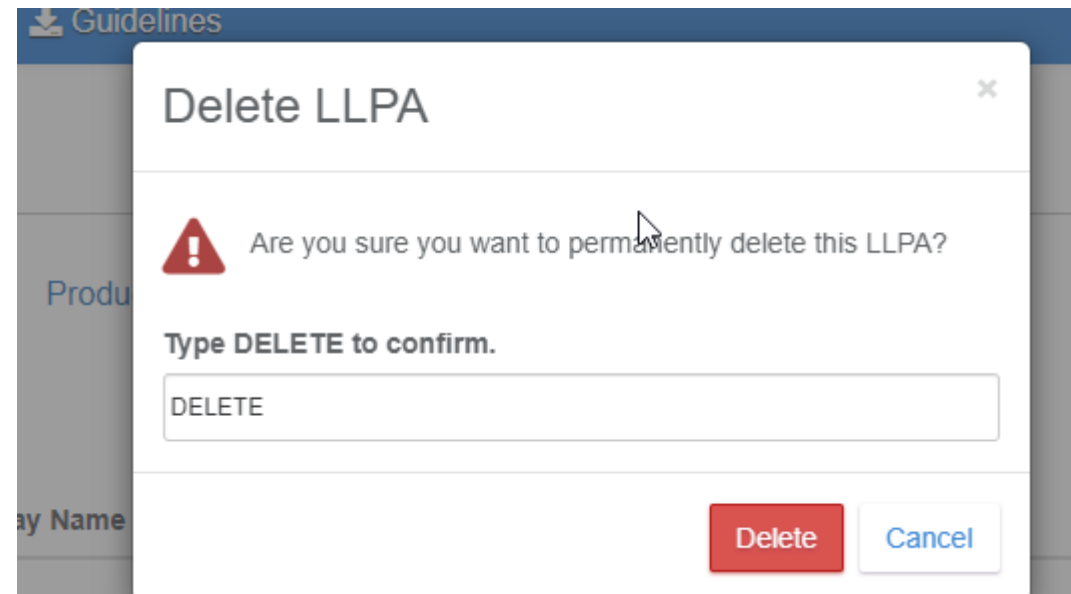
Deleting Adjustments

1. In LLPA Manager, select the dropdown arrow next to an LLPA you'd like to delete
2. Type DELETE to confirm removal
 - Note: this will remove the LLPA from the product (no need for extra step to untie)



A screenshot of a table in the LLPA Manager interface. The table has four rows. The second row, containing '*****Adam', is highlighted. A dropdown menu is open over this row, showing 'Edit' and 'Delete' options. A blue arrow points from the first step of the instructions to this dropdown menu.

*****adampart2	*****adampart2	1/
*****Adam	*****Adam	1/
*****5pm cst	*****5pm cst llpa	1/
*****na	*****na	1/



A screenshot of a confirmation dialog box titled 'Delete LLPA'. The dialog contains a warning icon and the text 'Are you sure you want to permanently delete this LLPA?'. Below this, it says 'Type DELETE to confirm.' and has a text input field containing the word 'DELETE'. At the bottom right, there are two buttons: a red 'Delete' button and a white 'Cancel' button. A blue arrow points from the second step of the instructions to this dialog box.

Guidelines

Delete LLPA

⚠ Are you sure you want to permanently delete this LLPA?

Type **DELETE** to confirm.

Delete Cancel

Examples: FICO/LTV Adjustment

This example is configuration of the following adjustment

Price Adjustments	LTV	
	<= 60%	>60 to <=65%
FICO >= 800	0.70	0.65



Amount		DSCR (Actual)		DSCR Q.		Front-End DTI		Back-End DTI		FICO	CLTV		LTV		LTL		Cash Out		Cash-in-Hand		Months Res (Actual)		Months Res Q.		Residual Income (Actual)		Residual Income Q.		Size / # Financed Properties				PPP		Rate / Price		Max Price Cap	
min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	price	cap
min	max	min	max	min	max	min	max	min	max	800	max	min	max	min	60	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	0.7	cap
min	max	min	max	min	max	min	max	min	max	800	max	min	max	60.01	65	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	0.65	cap		
min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	price	cap				

Examples: Condo Adjustment

This example is configuration of the following adjustment

	LTV	
	>65 to <=70%	>70 to <=75%
Condo (LR and HR)	-0.10	-0.20



Property Type:

Amount		DSCR (Actual)		DSCR Q.		Front-End DTI		Back-End DTI		FICO		CLTV		LTV		LTL		Cash Out		Cash-in-Hand		Months Res (Actual)		Months Res Q.		Residual Income (Actual)		Residual Income Q.		Household Size / # Financed Properties		PPP		Rate / Price		Max Price Cap	
min	max	min	max	min	max	min	max	min	max	min	max	min	max	65.01	70	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	-0.1	cap	
min	max	min	max	min	max	min	max	min	max	min	max	min	max	70.01	75	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	-0.2	cap	
min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	min	max	rate	price	cap	

Examples: PrePayment Penalty Adjustments

This example is configuration of the following adjustment

Other Price Adjustments		LLPA	Max Price
	No Penalty	-1.000	100.500
Prepay Penalty ¹⁻⁴	12 Months	-0.750	101.500
(Investor Only)	24 Months	-0.375	101.750
	36 Months	0.000	102.000
	48 Months	0.250	102.250
	60 Months	0.500	102.500

Purpose **Allow All** Occupancy **Allow All** Property Type **Allow All**

Amount	DSCR (Actual)	DSCR Q.	Front-End DTI	Back-End DTI	FICD	CLTV	LTV	LTL	Cash Out	Cash-in-Hand	Months Res (Actual)	Months Res Q.	Residual Income (Actual)	Residual Income Q.	Household Size / # Finance Properties	PPP	Rate / Price	Max Price	
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	rate	-1	ca
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	12 23	rate	-0.75	ca
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	24 35	rate	-0.375	ca
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	36 47	rate	0	ca
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	48 59	rate	0.25	ca
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	60 max	rate	0.5	ca
min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	min max	rate	price	ca