
LoanNEX[®]



**LoanNEX Qualifier
User Manual**



LoanNEX Qualifier: Steps to Discovery and Loan Submittal

1. Access LoanNEX Qualifier at <https://web.loannex.com/>
[Click Here for Account Activation Instructions](#)
2. [Input Required Data on the NEX App](#)
3. [Get Price & Review Results](#)
 - Quick Price
 - Qualified Price
4. [Select Product and Pricing](#)
5. [Submit Registration Request](#)
6. [Submit Lock Request](#)

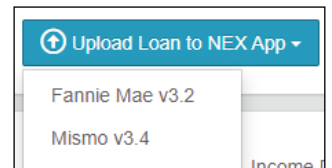


The NEX App: Enter Scenario Testing Data

Input Required Data Fields

The NEX App is the data intake form to initiate loan scenario tests and can be populated by a Fannie Mae V. 3.2 or Mismo V. 3.4 upload or manual entry. Required data fields are denoted by * (red asterisk).

Fannie Mae v3.2/Mismo v3.4 Upload

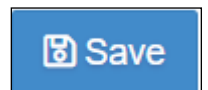


Scenario Test allows user to select available 3.2/3.4 files from their computer and populates appropriate fields of the NEX App. This action does not save the 3.2/3.4 file to the LoanNEX record.

Upload & Save allows user to select 3.2/3.4 file and populate the NEX App, while attaching the 3.2/3.4 file to the LoanNEX record. The 3.2/3.4 file can be viewed by clicking in the “View Documents” field at the top right of the screen.

The Fannie Mae V 3.2/Mismo V 3.4 file does not populate all required fields and requires supplemental information including:

- 1) Subject Property County
- 2) Borrower Income Documentation
- 3) Qualifying FICO Score
- 4) Credit Events and Housing History



The NEX App can be saved to Loan Management at any time by selecting “Save” in the top right portion of the screen.



Get Results: Pricing Discovery

<p>Quick Price Access pricing and program options with limited borrower data</p>	<p>Qualified Price Refine eligibility with additional borrower data inputs</p>
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Quick Price requires limited borrower data and returns options based on loan level criteria, supporting discovery earlier in the process, while **Qualified Price** refines results based on borrower attributes as they become available.

DTI will not be calculated in the Quick Price, but may be entered if known. Qualified Price calculates DTI, Months Reserves, and Qualifying Income for you. Requirements for Qualified Results detailed below.

Qualified Price requires five additional data points not typically calculated by traditional PPE's:

- 1) Income:** Gross monthly income that will be considered and documented for qualifying purposes
- 2) Property Expenses:** Combined monthly housing expenses for the subject property, including property taxes, insurance, HOA dues, condo fees, minimum subordinate financing payments.
DO NOT include proposed first mortgage P&I, LoanNEX is calculating this for all available product and pricing.
- 3) Liabilities:** Monthly minimum installment, revolving and other REO mortgage and expenses, net rental expense, child support, maintenance and other recurring monthly obligations.
- 4) Reserves:** Gross amount of liquid bank and securities accounts, vested retirement accounts, cash equivalents, etc... Remember to exclude any Borrower funds being used for down payment and settlement costs for the subject property transaction.
- 5) Household Size:** Number of people (including dependents) living in the household. This data will be used to calculate residual income, which is frequently a qualifying criterion for certain non-Agency loan programs.

*Tool tips are included for each Qualified Price data input box to help user complete the input process with accurate information. [Click here to view the 1003 data points to use when populating the NEX App.](#)



The Pricing Table: Navigate Eligible Results

Rate	Lock Period	Price	Payment	DTI	Investor/Lender	Program	Admin Fee	IO Term	Escrows / Impounds	Eligibility	Scenario	Next Steps
4.125	30 Days	99.520 \$-3,240.00	\$2,320 19.74%	19.74%	Premier Wholesale: Tier 2	Premier Wholesale: Tier 2	Admin Fee: \$1500	5 Yr.	Yes	?	Details	Share Scenario
4.250	30 Days	100.145 \$978.75	\$2,391 19.74%	19.74%	Premier Wholesale: Tier 2	Premier Wholesale: Tier 2	Admin Fee: \$1500	5 Yr.	Yes	?	Details	Share Scenario
4.250	30 Days	100.145 \$978.75	\$2,391 21.79%	21.79%	Premier Wholesale: Tier 2	Premier Wholesale: Tier 2	Admin Fee: \$1500	10 Yr.	Yes	?	Details	Share Scenario
4.250	30 Days	99.145 \$-5,771.25	\$2,391 19.05%	19.05%	EW Residential Mortgage: Grade A	EW Residential Mortgage: Grade A	Admin Fee: N/A	5 Yr.	Yes	?	Details	Registration Info
4.375	30 Days	100.520 \$3,510.00	\$2,461 19.74%	19.74%	Premier Wholesale: Tier 2	Premier Wholesale: Tier 2	Admin Fee: \$1500	5 Yr.	Yes	?	Details	Share Scenario
4.375	30 Days	100.520 \$3,510.00	\$2,461 21.79%	21.79%	Premier Wholesale: Tier 2	Premier Wholesale: Tier 2	Admin Fee: \$1500	10 Yr.	Yes	?	Details	Share Scenario

A) View Eligible Products

Only eligible products are returned on the Pricing Table. Toggle through returned product offerings across the top to review pricing by product.

B) Sorting & Filtering Features

Each drop down or fillable form can be used to filter results to your preferences

Sort Results By Rate, Price, Rate + Program, or Price + Program

Target Price or Rate Narrow search to a set range by Price or Rate

Price Display Show results by Price or Points

Investor Filter Results by an Individual Investor, or View All Investor Results

Lock Period Define the specific lock period you are requesting—pricing adjustments will apply

Admin Fee Adjust view to see results with or without the Admin Fee in the pricing results. When excluded from rate, the dollar Admin Fee will be shown.

Escrow/Impounds If requesting to waive escrows, adjust the toggle to “waived”. If that program requires escrows, the label under “Next Steps” will adjust to “Escrow/Impounds Required”.

C) View Ineligible Products

Review products and programs that did not match attributes entered. This tool provides information on why a scenario failed specific loan programs. If the borrower profile failed due to programmatic attributes (i.e. state, documentation type requested, credit events, or other attributes that cannot be adjusted relevant to the loan scenario being reviewed) those programs will not be shown in the “Ineligible Products”.



The Pricing Table: Navigate Eligible Results

Save
Contact Info
View Ineligible Products
Request Exception

Eligible Products Qualified Price

5/6 ARM (30 Yr. Term)
5/1 ARM (30 Yr. Term)
5/1 ARM IO (30 Yr. Term)
5/1 ARM IO (40 Yr. Term)
7/1 ARM (30 Yr. Term)
7/1 ARM IO (30 Yr. Term)
7/1 ARM IO (40 Yr. Term)

30 Yr. Fixed
30 Yr. Fixed IO
40 Yr. Fixed IO

Target Price

Investor/Lender

D

Program

E

Show Escrows/Impounds

Escrows / Impounds

Yes

Save Filters

F

Rate Lock Period	Price	Payment	DTI	Investor/Lender: Program	Admin Fee	IO Term	Eligibility Q&A	Scenario Details	Next Steps
4.125 30 Days	99.520 \$-3,240.00	\$2,320 19.74%	19.74%	Premier Wholesale: Tier 2	\$1500	5 Yr.	?		Share Scenario
4.250 30 Days	100.145 \$978.75	\$2,391 19.74%	19.74%	Premier Wholesale: Tier 2	\$1500	5 Yr.	?		Share Scenario
4.250 30 Days	100.145 \$978.75	\$2,391 21.79%	21.79%	Premier Wholesale: Tier 2	\$1500	10 Yr.	?		Share Scenario
4.250 30 Days	99.145 \$-5,771.25	\$2,391 19.05%	19.05%	EW Residential Mortgage: Grade A	N/A	5 Yr.	?		Registration Info
4.375 30 Days	100.520 \$3,510.00	\$2,461 19.74%	19.74%	Premier Wholesale: Tier 2	\$1500	5 Yr.	?		Share Scenario

D) LLPA & DTI Evidence

Price Calculator Displays LLPA adjustments for the corresponding price, product, and rate combination. The calculator displays the itemized Loan Level Price/Rate Adjustments. LLPAs for DTI and months reserves are accounted for with the Qualified Price.

DTI Calculator Reveals inputs and requirements for the associated program. DTI Evidence includes payment information, qualifying payment information (based on the qualifying rate and qualifying P&I) and calculations dependent on Q Rate including Residual Income and Qualifying Months Reserve.

E) Program Screen Results & Program Guidelines

Reviews the program requirements by attribute relative to the attributes entered in the NEX App. Shows side-by-side comparison of borrowers attributes and calculations for DTI and Months Reserve against the requirements for qualification of the program. A green check mark indicates the attributes meet the requirements.

F) Guidelines Q&A

Program-specific Questionnaire which further qualifies based on underlying “soft” credit criteria. Qualifying answers will be indicated with a green check mark. Answers that disqualify the loan profile are denoted Not Eligible, Request Exception. Additionally, questions and their corresponding answers can adjust both eligibility and pricing. Completing the Q&A is required to take an additional submission step forward to register the loan.

*Saving at this time will place the loan in the Pipeline without Sending to Next Step.

Click through the icons below to display functionality in LoanNEX



Select Pricing: Submit to Next Steps

5/6 ARM (30 Yr. Term)		5/1 ARM (30 Yr. Term)		5/1 ARM IO (30 Yr. Term)		5/1 ARM IO (40 Yr. Term)		7/1 ARM (30 Yr. Term)		7/1 ARM IO (30 Yr. Term)		7/1 ARM IO (40 Yr. Term)	
30 Yr. Fixed		30 Yr. Fixed IO		40 Yr. Fixed IO									
Target Price e.g. 100		Investor/Lender All		Program All		Show Best per Investor/Lender <input type="checkbox"/>		Escrows / Impounds Yes		Save Filters			
Rate	Lock Period	Price	Payment DTI	Investor/Lender: Program Admin Fee	IO Term	Eligibility Q&A	Scenario Details	Next Steps					
4.125	30 Days	99.520 \$-3,240.00	\$2,320 19.74%	Premier Wholesale: Tier 2 Admin Fee: \$1500	5 Yr.	?		Share Scenario					
4.250	30 Days	100.145 \$978.75	\$2,391 19.74%	Premier Wholesale: Tier 2 Admin Fee: \$1500	5 Yr.	?		Share Scenario					
4.250	30 Days	100.145 \$978.75	\$2,391 21.79%	Premier Wholesale: Tier 2 Admin Fee: \$1500	10 Yr.	?		Share Scenario					
4.250	30 Days	99.145 \$-5,771.25	\$2,391 19.05%	EW Residential Mortgage: Grade A Admin Fee: N/A	5 Yr.	?		Registration Info					

Next Steps

After Questionnaire is completed and available pricing, programs and products have been reviewed, choose one and Submit to Next Step.

Submitting to Next Steps delivers the loan file to the next step in your business process (i.e. branch manager submission, registration, or lock approval..) Depending on your company’s structure, your “Next Steps” label has been customized to indicate the available next step.

When a loan is submitted, the next person in your company’s process will be notified of the loan submittal by email.

The status of the loan and the loan file can be accessed anytime in the Pipeline tab.

LoanNEX [®] Pipeline Guidelines Add Scenario ? Approved Broker									
Pipeline <input type="text"/> <input type="button" value="Search"/> View Activity Reports									
Pipeline Active <input type="text" value="Enter name of new search"/> Your Searches ▾									
<div style="display: flex; justify-content: space-between; align-items: center;"> Results 1-6 of 6 show 25 ▾ Page 1 of 1 ▶ </div>									
NEX ID Portfolio	Borrower Entered Date	Location Property Type	Purpose Occupancy	NEXscore Amount	Product Amortization	Rate Points	Originator Loan Officer	Exchange Status	
<input type="checkbox"/> 23A-T79 (Q)	23A-T79 01/24/2022	CA SFR	Purchase PR	D6- \$600,000	Fixed and ARM 30 YR		Approved Broker Approved Broker		
<input type="checkbox"/> 23A-SM9 (Q)	Scenario #3, Test 03/08/2019	Novato, CO SFR	Purchase PR	C6- \$640,000	Fixed and ARM 30 YR		Approved Broker Approved Broker	Scenario Shared until 3/15/2019 3:30 PM CDT	
<input type="checkbox"/> 23A-SKJ (Q)	Greenburg, Suzy 12/07/2018	Harpua, VT SFR	Purchase PR	D6- \$320,000	Fixed and ARM 30 YR		Approved Broker Approved Broker		
<input type="checkbox"/> 23A-SKI (Q)	Buyer, Billy 12/06/2018	St Louis, VT SFR	Purchase PR	F6+ \$300,000	5/1 ARM (30 Yr. Term)	7.125%	Approved Broker Approved Broker	Lock Approved	



Register Loan : Initiate the Approval Process

Register Loan

\$600,000 | DTI 35.80% | LTV 80.00% | CLTV 80.00%

Investor/Lender	Program	Product	Rate	Price	Lock Period	Escrow
Premier Wholesale	Tier 1	30 Yr. Fixed	4.250	100.770	30	Y

⚠ Please see instructions listed below.

REGISTRATION COMMENT HERE

Additional Information

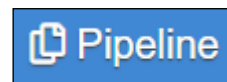
Borrower First Name	Borrower Last Name	Co-Borrower First Name	Co-Borrower Last Name
<input type="text" value="Bob"/>	<input type="text" value="Broker"/>	<input type="text"/>	<input type="text"/>
Subject Property Address	City	Zip	Loan Number
<input type="text" value="1234 Blueberry Hill"/>	<input type="text" value="St. Louis"/>	<input style="border: 2px solid #0070C0;" type="text" value="63105"/>	<input type="text"/>

Comment

3.2/3.4 File and Comment is required at Registration. If a 3.2/3.4 file was used to populate the NEX App, it will be attached in this step.

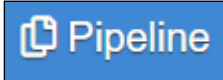
When a loan is registered, the next person in your company’s process will be notified by email and a copy of the loan will be sent.

The status of the loan can be viewed in the Pipeline tab.



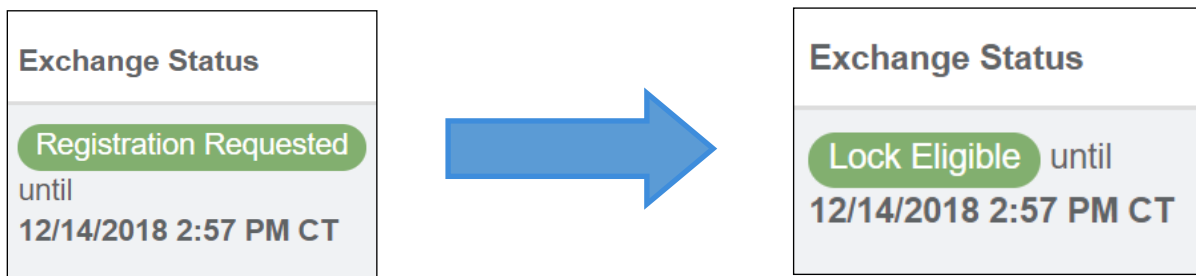


Register Loan : Initiate the Approval Process



After Registering the loan, all intended recipients will receive an email and copy of the LoanNEX file.

The status will be updated to “Registration Requested”.



After the Registration has been reviewed by the Investor, you will receive an email notifying of the status change.

Your Pipeline page will then be updated with a **Lock Eligible** status.


If the loan registration is deemed, **Not Eligible**, Registration will be cancelled and you will receive email notification.

More information on the loan status can be found by viewing the Activity Log.




Activity Log


- 12/10/2018 11:48 AM CST

 Approved Broker updated the Loan to: Lock Requested.

 - Premier Wholesale
- 12/10/2018 11:46 AM CST


 Loan was updated by Approved Broker.

12/10/2018 11:46 AM CST
- 12/7/2018 4:19 PM CST

 Premier Wholesale updated the Loan to: Scenario Reviewed.

 - Premier Wholesale
- 12/7/2018 2:57 PM CST by Approved Broker (Approved Broker)

Please see attached loan
- 12/7/2018 2:57 PM CST

 Approved Broker updated the Loan to: Scenario Shared.

 - Premier Wholesale



Submit Lock Request : Finalize Program, Product, and Rate

After your Loan Registration has been accepted by the Investor and the Loan is Lock Eligible, open the loan by clicking the NEX ID or Lock Eligible Status. You will then **“Get Qualified Price”** to find the Registered Price.



Submit Lock Request

\$300,000 | DTI 54.41% | LTV 75% | CLTV 75%

Investor	Program	Product	Rate	Price	Lock Period	Escrow
"Specialty Loans Buyer"	Non-Agency ++	5/1 ARM (30 Yr. Term)	7.125	104.000	30	Y

Index: 1 Year CMT | Margin: 3.000 | Cap: 2.0000 | Life: 5.0000 | FPA: 2.0000

[View PDF Lending Guidelines](#)

Additional Information

Borrower First Name <input type="text" value="Billy"/>	Borrower Last Name * <input type="text" value="Buyer"/>	Co-Borrower First Name <input type="text"/>	Co-Borrower Last Name <input type="text"/>
Subject Property Address * <input type="text" value="1234 Blueberry Hill"/>	City * <input type="text" value="St Louis"/>	Zip * <input type="text" value="63105"/>	Loan Number <input type="text"/>
Universal Loan Identifier (ULI) <input type="text"/>	Lender / Investor Loan Number 1812EM000105		

Originator *

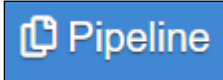
[Add New Originator](#)

Comment

Cancel
Submit Lock Request

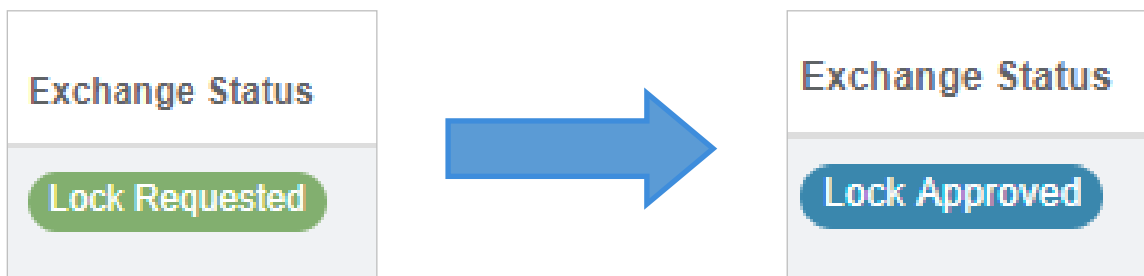


Submit Lock Request : Finalize Program, Product, and Rate



After Submitting the Lock Request, all intended recipients will receive an email and copy of the LoanNEX file.

The status will be updated to “Registration Requested”.



After the Lock Request has been reviewed by the Investor, you will receive an email notifying of the status change.

Your Pipeline page will then be updated with a **Lock Approved** status.

Loan Management: Saved Loan Pipeline

Pipeline

View Activity Reports

Pipeline
Active

Your Searches ▾

□ ▾
🔍
📄

Results 1-6 of 6
show 25 ▾
◀ Page 1 of 1 ▶

	NEX ID Portfolio	Borrower Entered Date	Location Property Type	Purpose Occupancy	NEXscore Amount	Product Amortization	Rate Points	Originator Loan Officer	Exchange Status
<input type="checkbox"/>	23A-T79 (Q)	23A-T79 01/24/2022	CA SFR	Purchase PR	D6- \$600,000	Fixed and ARM 30 YR		Approved Broker Approved Broker	
<input type="checkbox"/>	23A-SM9 (Q)	Scenario #3, Test 03/08/2019	Novato, CO SFR	Purchase PR	C6- \$640,000	Fixed and ARM 30 YR		Approved Broker Approved Broker	Scenario Shared until 3/15/2019 3:30 PM CDT
<input type="checkbox"/>	23A-SKJ (Q)	Greenburg, Suzy 12/07/2018	Harpua, VT SFR	Purchase PR	D6- \$320,000	Fixed and ARM 30 YR		Approved Broker Approved Broker	
<input type="checkbox"/>	23A-SKI (Q)	Buyer, Billy 12/06/2018	St Louis, VT SFR	Purchase PR	F6+ \$300,000	5/1 ARM (30 Yr. Term)	7.125%	Approved Broker Approved Broker	Lock Approved

The Pipeline contains all loans that have been saved. Each loan scenario is saved with a unique NEX ID and can be searched for by the NEX ID or borrower name using the search bar at the top.

As the status of the loan scenario changes in the LoanNEX business process, that status will be reflected in the pipeline.

Scenario Details
▾

NEX ID 23A-SKI
Borrower Billy Buyer
Address 1234 Blueberry Hill, St Louis, VT 63105

Transaction » Lock Approved
🕒 Activity Log
📄 View/Upload Docs
Contact Info

Investor Loan #: 1812EM000105

\$300,000 | DTI 54.41% | LTV 75.00% | CLTV 75.00%

Investor/Lender	Program	Product	Rate	Price	Lock Period	Escrow	Lock Approved Date	Lock Approved Expiration Date
Premier Wholesale	Non-Agency ++	5/1 ARM (30 Yr. Term)	7.125	104.000	30	Y	12/10/2018 11:48 AM CST	01/07/2019

Index: 1 Year CMT | Margin: 3.000 | Cap: 2.0000 | Life: 5.0000 | FPA: 2.0000

Scenario Details allows additional actions to be taken based on the stage of the process you are in. You can cancel, view timeline, or display attached documents within the Loan Details page.

Lock Mgmt: Extensions, Modifications, Re-Locks, etc.

Once the lock is approved, you have the ability to Cancel, Modify, or Request an Extension through the Loan Details.

Transaction » Lock Approved Cancel Transaction View Timeline View Documents Lock Extension Lock Modification

Investor Loan #: 1812EM000105

[Download Record Of Business PDF](#) [Download Lock Ticket PDF](#)

If a modification is needed, choose Lock Modification and fill in the necessary details to make the change, and Request Modification.

Billy Buyer 1234 Blueberry Hill, St Louis, VT 63105 NEX ID: 23A-SKI

Citizenship * Income Doc * Self-Employed Purpose * First Time Homebuyer Occupancy * Property Type * State * County * Rural Property

Appraised Value * Purchase Price * Loan Amount * Loan-to-Value Second Lien FICO * No FICO

Bankruptcy Foreclosure Deed-in-Lieu Short Sale Mortgage Late PMTs DTI Months Reserves

Income * Property Expenses * Liabilities * Reserves * Household Size *

Please include a comment: *

Program + Product * Rate * Price *

Request Modification Cancel

If an extension is needed, choose the appropriate number of days to extend and Request Extension.

Lock Extension ✕

Extend days

Updated Price: 103.950
Request Extension
Cancel

Appendix



Getting Started: Account Activation Instructions

After your account is created in LoanNEX, you will receive an email from support@loanex.com with instructions to activate. If you do not receive this email, contact support@loanex.com to resend.



Welcome to LoanNEX Qualifier™!

Making the Complex Easier to Serve

Mortgage Broker,

You are now authorized to start using the **LoanNEX Qualifier™** as part of the "Wholesale Mortgages" team.

The **LoanNEX Qualifier™** is an eligibility and pricing engine designed specifically for the non-agency market. Now you can grow your non-agency loan volume, collaborate on deals, and simplify your day-to-day workflow, all in one place.

Start using the **LoanNEX Qualifier™** today by activating your account:

[Activate Your Account Now](#)

You will receive an activation email with a link that expires in 48 hours. Click this link to create your password and access your account.

- 1) Click on the "Activate Your Account Now" button to initiate activation.
- 2) A Web Browser will open, then click [Confirm Email Address](#)
- 3) Your browser will be redirected to LoanNEX Login.
- 4) Monitor your email for instructions to set a password.
- 5) After setting a password, login with your username (email) and password.
- 6) Accept the Terms of Use and Start Pricing! [Go Back to Pricing Steps](#)

Qualified Price: Reference 1003 Data Fields

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION						
Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$	\$	\$	Rent	\$	
Overtime				First Mortgage (P&I)		\$
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "describe other income," below)				Homeowner Assn. Dues		
				Other:		
Total	\$	\$	\$	Total	\$	\$

VI. ASSETS AND LIABILITIES (cont'd)					
Name and address of Bank, S&L, or Credit Union		Name and address of Company		\$ Payment/Months	\$
Acct. no.	\$	Acct. no.			
Stocks & Bonds (Company name/ number & description)	\$	Name and address of Company		\$ Payment/Months	\$
		Acct. no.			
Life insurance net cash value	\$	Name and address of Company		\$ Payment/Months	\$
Face amount: \$					
Subtotal Liquid Assets	\$				
Real estate owned (enter market value from schedule of real estate owned)	\$				
Vested interest in retirement fund	\$				
Net worth of business(es) owned (attach financial statement)	\$	Acct. no.			
Automobiles owned (make and year)	\$	Alimony/Child Support/Separate Maintenance Payments Owed to:		\$	
Other Assets (itemize)	\$	Job-Related Expense (child care, union dues, etc.)		\$	
		Total Monthly Payments		\$	
Total Assets a.	\$	Net Worth (a minus b)	\$	Total Liabilities b.	\$

Price and DTI Calculators: LLPA and DTI Evidence



Clicking through the “calculator” will display evidence for the entered scenario. The DTI evidence will only be available when looking at a Qualified Price.

Loan Level Price/Rate Adjustor(s) Evidence Qualified Price			
Rate: 6.990 Original: 6.990		Price/Pts: 104.000 Original: 106.250	
<i>Adjustments</i>			
Name	Description	Rate	Price
C.Loan Amount (LLPA)	Loan Amount : \$250,001 - \$350,000		-0.125
A.Bank Stmtns (LLPA)	FICO : 740 - 759, LTV : 75.01% - 80.00%		-2.000
Guidelines Q&A		+0.000	-0.125
Total		+0.000	-2.250
<i>Floors & Ceilings</i>			
	Floor	Ceiling	
Price	100.000	104.000	
Price Adjustment	N/A	N/A	
Rate	N/A	N/A	
Rate Adjustment	N/A	N/A	

DTI Evidence			
Loan Amount : \$320,000			
<i>Borrower and Subject Property Information</i>			
Mo. Income	Post Closing Liquid Assets	Mo. Property Expenses	Mo. Liabilities
\$9,999	\$40,000	\$1,000	\$400
<i>Payment Information</i>			
Rate : 6.99	Term : 360	Monthly Payment : \$2,127	
<i>Qualifying Payment Information</i>			
Q. Rate : 8.99	Q. Term : 360	Q. Monthly Payment : \$2,572	
<i>Greater of: Rate + FPA and Index + Margin</i>			
Margin : 3.000		Index : 1 Year CMT	
FPA : 2.0000	Cap : 2.0000	Life Cap : 5.0000	
<i>Ratios</i>			
Front-End DTI	Back-End DTI	Residual Income	Mo. Reserves
35.73%	39.73%	\$6,027	11

Quick Peek: Program Requirements vs Entered Attributes



Clicking through the “eye” will display a side-by-side comparison of attributes entered on the NEX App to Program Guidelines, showing pass or fails per each attribute.

Non-Agency ++		Fail	
<div style="background-color: #28a745; color: white; text-align: center; padding: 5px;">Pass</div> <div style="text-align: center;"> Non-Agency ++ <small>Last Screened: 12/10/2018 12:41 PM CT</small> </div>		<div style="background-color: #dc3545; color: white; text-align: center; padding: 5px;">Fail</div> <div style="text-align: center;"> Non-Agency ++ <small>Last Screened: 12/10/2018 12:44 PM CT</small> </div>	
Program Attributes			✓
State, County, Purpose, Occupancy, Property Type			✓
Credit Attributes			✓
Amount	\$320,000	\$100,000 - \$1,000,000	✓
Front-End DTI	35.73%	Calc. Range: 35.73% - 35.73%	✓
DTI	39.73%	<= 55.00%	✓
		Calc. Range: 39.73% - 39.73%	✓
CLTV	80.00%	<= 80.00%	✓
LTV	80.00%	<= 80.00%	✓
FICO	747	>= 680	✓
Household Size / # Financed Properties	1		✓
Actual Months Reserves	12	Calc. Range: 12 - 12	✓
Qualifying Months Reserves	11	>= 3	✗
		Calc. Range: 11 - 11	✓
Actual Residual Income	\$6,472	>= \$1,500	✓
		Calc. Range: \$6,472 - \$6,472	✓
Qualifying Residual Income	\$6,027		✓
		Calc. Range: \$6,550 - \$6,251	✓
Liquidity-to-Loan Ratio	0.13x		✓

Lending Guidelines: View Investor Guidelines



Clicking through the “PDF Guide” will display Investor Guidelines, Matrices, and Underwriting Criteria for the program you are qualifying.

LoanNEX[®]


Investor Lending Guidelines

Product Matrices

Rate Sheets

Underwriting Criteria

Guidelines Q&A: Qualify Underlying “Soft” Credit Criteria

Clicking through the  will display the Guidelines Q&A. Each questionnaire is written specific for the program you are qualifying.

The Guidelines Q&A addresses additional credit criteria not addressed in the NEX App. Additionally, questions and their corresponding answers can adjust both eligibility and pricing.

Guidelines Q&A

Borrower has Standard Tradelines (3 tradelines reporting for most recent 12 months)?
 Yes No

Please choose one:

Borrower has Limited Tradelines: 2 tradelines reporting for most recent 12 months [-0.125 price adj.]

Borrower has Limited Tradelines: 3 tradelines reporting for less than 12 months [-0.125 price adj.]

None of the above

Subject Property is located in a Declining Market? [-5% max LTV]
 Yes No

Borrower has been Self-Employed for 2+ years?
 Yes No **Not Eligible, Request Exception**

The questionnaire is required to qualify a program & you will be prompted to answer before sending to Next Steps.

Answers that disqualify the loan profile will be denoted **Not Eligible, Request Exception**.

If your answers disqualify a specific program, you may Reset Guidelines Q&A if necessary.

[Reset Guidelines Q&A](#)