



Buyer Modifications & Manual Adjustments

LoanNEX Buyer Modifications & Manual Adjustments

Introduction to Buyer Modifications and Manual Adjustments within LoanNEX

This guide will help you modify loans as a buyer, and include guidance for both the addition and removal of manual adjustments.

1. Buyer Modifications
2. Adding Manual Adjustments
3. Removing Manual Adjustments

LoanNEX - Buyside Modification

1. Navigate to the Loan in Exchange Pipeline
2. Navigate to the Buy-Side Pricing Tab
3. Update NexApp data as needed
4. Select Get Price

Activity Log View Docs

Lock Approved Buy-Side Pricing

NEX ID: 23A-WYI Locked Lock Actions

Loan Type* Second Lien Citizenship* US Citizen Income Doc* Full Doc Self-Employed Purpose* Purchase First Time Homebuyer Occupancy* Primary Property Type* SFR

Appraised Value* \$ 969,696 Purchase Price* \$ 969,696 First Lien Amount* \$ 678,787.2 LTV 70 %

Second Lien Amount* \$ 200,000 *Update Data as needed*

State* GA County* Brooks County Rural Property FICO* 740 No FICO DTI* 41 Months Reserves 12

Mortgage Lates* 0x30x12 Bankruptcy* None Foreclosure* None Deed-in-Lieu* None Short Sale* None Escrows* Yes Temporary Buydown* None

Get Price

Income* \$ Property Expenses* \$ Liabilities* \$ 0 Reserves* \$ Household Size*

Lock Requested Lock Approved Live Historical

Lock Requested Date: 7/10/2024 9:38:12 PM

Get Qualified Price What is Qualified Price ?

Reprice Loan

LoanNEX Manual Adjustments: Adding a Manual Adjustment

Select Approve & Modify for appropriate rate & price

Notes:

- Use pricing table filters to navigate the following:
 - (1) Product
 - (2) Program
 - Rate, Price, Lock Period, etc.
- (3) View Ineligible Products will display ineligible programs based on historical eligibility & pricing
- Pricing displayed on pricing table will be based on changed NexApp data and historical eligibility & pricing

Eligible Products

Select all Fixed 15 Yr. Fixed **30 Yr. Fixed** **1**
 Select all ARM 4 Yr. ARM 5 Yr. ARM

Amortizing Type: Fully Am & IO Lock Period: 45 Investor/Lender: All Program: All Show Best per Investor/Lender: **2**
 Search Rate Target Price **Price** Points Admin Fee: Exclude From Price **3** View Ineligible Products

Rate	Lock Period	Price	Product	Investor/Lender Program	P&I PMT	Eligibility Q&A	Next Steps
6.500%	45 Days	97.375 -\$26,250.03	30 Yr. Fixed	Investor ABC Silver	\$6,320.68		Approve & Modify
6.500%	45 Days	97.375 -\$26,250.03	30 Yr. Fixed	Investor ABC Test Gold Product	\$6,320.68		Approve & Modify
6.625%	45 Days	97.500 -\$25,000.03	30 Yr. Fixed	Investor ABC Silver	\$6,403.11		Approve & Modify
6.625%	45 Days	97.500 -\$25,000.03	30 Yr. Fixed	Investor ABC Test Gold Product	\$6,403.11		Approve & Modify
6.750%	45 Days	97.625 -\$23,750.02	30 Yr. Fixed	Investor ABC Silver	\$6,485.98		Approve & Modify
6.750%		97.625		Investor ABC			

LoanNEX Adding a Manual Adjustment

The screenshot displays the LoanNEX interface for a loan with NEX ID: 23A-X6Z. The interface is divided into several sections:

- Top Bar:** Includes "Lock Approved" status, "Activity Log", and "View Docs" buttons.
- Navigation:** A "Buy-Side Pricing" tab is highlighted with a red box and labeled with a red "1".
- Lock Actions:** A "Lock Actions" button is highlighted with a red box and labeled with a red "2". A dropdown menu is open, showing options: "Edit Lock Details", "Lock Overrides", "Add Ons" (highlighted with a red box and labeled with a red "3"), and "Manual Lock".
- Form Fields:** Includes fields for Loan Type (First Lien), Citizenship (US Citizen), Income Doc (Full Doc), Purpose (Purchase), First Time Homebuyer, Occupancy (Primary), Property Type (SFR), Appraised Value (\$2,000,000), Purchase Price (\$2,000,000), First Lien Amount (\$1,000,001), LTV (50%), Secondary Financing (None), State (CA), County (Butte County), FICO (760), No FICO, DTI (32%), Months Reserves (32%), Mortgage Lates (0x30x12), Bankruptcy (None), Foreclosure (None), Deed-in-Lieu (None), Short Sale (None), Escrows (Yes), and Temporary Buydown (None).
- Buttons:** "Get Price" and "Get Qualified Price" buttons are visible.
- Effective Price Date:** 7/31/2024 4:46:00 PM.

1. Navigate to the Loan in Exchange Pipeline
2. Navigate to the Buy-Side Pricing Tab
3. Select Lock Actions->Add-Ons

LoanNEX Manual Adjustments: Adding a Manual Adjustment

4. Enter the following info:

- Adjustment Type Optional)
- Rate Adjustment (if applicable)
- Price Adjustment (if applicable)
- Description (optional)

5. Select Add Lock Addons

Note: You can add multiple adjustments at once via the "+" sign

The screenshot displays the 'Lock Addons' modal form. The form is divided into four columns: 'Adjustment Types', 'Rate Adjustment', 'Price Adjustments', and 'Description'. The 'Adjustment Types' dropdown menu is open, showing a list of options: 'select', 'Concession', 'Late Delivery', 'Exception', and 'Collateral/DD Charge'. The 'Rate Adjustment' and 'Price Adjustments' fields each contain a '+ adjustment' button. The 'Description' field contains the text 'LLPA adjustment'. A green 'Add Lock Addons' button is highlighted with a red box. Red arrows point from the 'Add Lock Addons' button to the 'Adjustment Types', 'Rate Adjustment', and 'Price Adjustments' fields. The background shows a partially visible form with fields for 'Income Doc*', 'Self-Employed', 'Purpose*', 'First Time Homebuyer', 'Occupancy*', and 'Property Type*'. At the bottom of the modal, there are tabs for 'Effective Price Date', 'Lock Requested', 'Lock Approved', 'Live', and 'Historical'.

LoanNEX Manual Adjustments: Adding a Manual Adjustment

Reprice the Loan
 Select Approve & Modify for appropriate rate/price
 Note: LLPA evidence will reflect manual adjustment

Eligible Products

Select all Fixed 15 Yr. Fixed **30 Yr. Fixed**

Select all Arm 4 Yr. ARM 5 Yr. ARM

Amortizing Type: Fully Am & IO
 Lock Period: 45
 Investor/Lender: All
 Program: All

Search Rate Target Price **Price** Points Exclude From Price

Pricing & Eligibility Evidence

Pricing Evidence Eligibility Evidence

Base	Rate	Price
	6.500	97.000

Adjustments	Description	Rate Adj.	Price Adj.
DTI	Back-End DTI : <= 40.00%		0.125
LTV	LTV : <= 50.00%		0.250
LTV	LTV : >= 49.99%		-0.250
FICO Adjustment	FICO : >= 740		0.250

Add Ons	Description	Rate Adj.	Price Adj.
Concession	Concession for seller		-0.250

Final	Rate	Price
	6.500	97.125

Rate and Price Limits	Floor	Ceiling
Price		102.000
Price Adjustment		
Rate		
Rate Adjustment		

View Ineligible Products

Eligibility Q&A

Next Steps

Approve & Modify

Approve & Modify

Approve & Modify

Approve & Modify

Approve & Modify

Rate	Price	Product
6.500%	97.125 -\$28,750.03	30 Yr. Fixed
6.500%	97.125 -\$28,750.03	30 Yr. Fixed
6.625%	97.250 -\$27,500.03	30 Yr. Fixed
6.625%	97.250 -\$27,500.03	30 Yr. Fixed
6.750%	97.375 -\$26,250.03	30 Yr. Fixed

LoanNEX Manual Adjustments: Adding a Manual Adjustment

Done!

Transaction Summary page will refresh, and manual adjustment will be included in updated lock confirmation

The screenshot shows the LoanNEX interface with the following elements:

- Navigation bar: Pipeline, Collaboration, Exchange, Reports, Guidelines, Upload Loan, Add Scenario, Add Scenario, Chris Rendler
- Activity Log and View Doc buttons
- Tabs: Lock Approved, Buy-Side Pricing
- Scenario ID: NEX ID: 23A-X7J, Locked
- Buttons: Scenario Details, Lock Ticket, Void, Cancel Lock, Extension, Lock Action
- Section: Transaction Summary
- Product and Pricing table:

Investor Name	Investor ABC
Program Name	Test Gold Product
Mortgage Product	30 Yr. Fixed
Rate	6.625 %
Price	97.250
Lock Period	45
Escrows	Yes
Lock Date	8/01/2024 5:03:00 PM
Expiration Date	9/16/2024 1:59:00 AM
Extension Days	0
Extension Count	0
Re-lock Count	0
Temporary Buydown	None
- ARM Margin and Caps table:

Index, Margin	
FPA/Cap/Life	
- Requested By table:

Company Name	C Rendler Seller Account
Users Full Name	CrendlerSellerAdmin Admin
Requested On	8/01/2024 5:00:09 PM
- Approved By table:

Company Name	Investor ABC
Users Full Name	Chris Rendler
Approved on	8/02/2024 8:58:10 AM
- Identifiers table:

Originator Loan Number	
Universal Loan Identifier	
Loan Number	
Lock Number	
Borrower	
Address	
- Expandable sections: Input Details, Price Evidence, Profitability

LoanNEX Manual Adjustments: Removing a Manual Adjustment

In order to remove a previously applied manual adjustment:

1. Navigate back to Add Ons via Lock Actions
2. Select the "-" next to the manual adjustment you'd like to remove
3. **Select Add Lock Addons**

The screenshot shows the LoanNEX interface with a 'Lock Addons' modal dialog open. The modal contains the following information:

Adjustment Types	Rate Adjustment	Price Adjustments	Description
Concession	+ adjustment	-0.25	Concession for seller
	+ adjustment	+ adjustment	LLPA adjustment

The minus sign icon next to the 'Concession for seller' entry is highlighted with a red box. An 'Add Lock Addons' button is located at the bottom right of the modal.

LoanNEX Manual Adjustments: Removing a Manual Adjustment

Reprice the loan and select **Approve & Modify**

NOTE: LLPA evidence will show manual adjustment has been removed

Eligible Products

Select all Fixed 15 Yr. Fixed **30 Yr. Fixed**

Select all Arm 4 Yr. ARM 5 Yr. ARM

Amortizing Type: Fully Am & IO Lock Period: 45 Investor/Lender: All Program: All Show Best pe

Search Rate Target Price **Price** Points Exclude From Price

Priceing & Eligibility Evidence

Pricing Evidence Eligibility Evidence

Base	Rate	Price	
	6.500	97.000	

Adjustments

Adjustments	Description	Rate Adj.	Price Adj.
DTI	Back-End DTI : <= 40.00%		0.125
LTV	LTV : <= 50.00%		0.250
LTV	LTV : >= 49.99%		-0.250
FICO Adjustment	FICO : >= 740		0.250

Add Ons

Add Ons	Description	Rate Adj.	Price Adj.
Final		Rate	Price
		6.500	97.375

Rate and Price Limits

	Floor	Ceiling	
Price		102.000	320.68
Price Adjustment			
Rate			
Rate Adjustment			403.11

Test Gold Product

Rate	Lock Period	Price	Product	PMT	Eligibility Q&A	Next Steps
6.500%	45 Days	97.125 -\$28,750.03	30 Yr. Fixed	320.68		Approve & Modify
6.500%	45 Days	97.125 -\$28,750.03	30 Yr. Fixed	320.68		Approve & Modify
6.625%	45 Days	97.250 -\$27,500.03	30 Yr. Fixed	403.11		Approve & Modify
6.625%	45 Days	97.250 -\$27,500.03	30 Yr. Fixed	\$6,403.11		Approve & Modify
6.750%	45 Days	97.375 -\$28,750.03	30 Yr. Fixed	\$6,485.98		Approve & Modify

View Ineligible Products

LoanNEX Manual Adjustments: Removing a Manual Adjustment

Done!

Transaction Summary page will refresh, and manual adjustment will be removed from updated lock confirmation

The screenshot shows the LoanNEX interface with the Transaction Summary page. The page is titled "Transaction Summary" and displays various details for a loan. The "Product and Pricing" section includes fields like Investor Name, Program Name, Mortgage Product, Rate, Price, Lock Period, Escrows, Lock Date, Expiration Date, Extension Days, Extension Count, Re-lock Count, and Temporary Buydown. The "ARM Margin and Caps" section includes Index, Margin, and FPA/Cap/Life. The "Requested By" section includes Company Name, Users Full Name, and Requested On. The "Approved By" section includes Company Name, Users Full Name, and Approved on. The "Identifiers" section includes Originator Loan Number, Universal Loan Identifier, Loan Number, and Lock Number. The page also has a navigation bar at the top with "Lock Approved" and "Buy-Side Pricing" tabs, and a toolbar with buttons for "Scenario Details", "Lock Ticket", "Void", "Cancel Lock", "Extension", and "Lock Action".

Product and Pricing	
Investor Name	Investor ABC
Program Name	Test Gold Product
Mortgage Product	30 Yr. Fixed
Rate	6.625 %
Price	97.250
Lock Period	45
Escrows	Yes
Lock Date	8/01/2024 5:03:00 PM
Expiration Date	9/16/2024 1:59:00 AM
Extension Days	0
Extension Count	0
Re-lock Count	0
Temporary Buydown	None

Requested By	
Company Name	C Rendler Seller Account
Users Full Name	CrendlerSellerAdmin Admin
Requested On	8/01/2024 5:00:09 PM

Approved By	
Company Name	Investor ABC
Users Full Name	Chris Rendler
Approved on	8/02/2024 8:58:10 AM

Identifiers	
Originator Loan Number	
Universal Loan Identifier	
Loan Number	
Lock Number	

ARM Margin and Caps	
Index, Margin	
FPA/Cap/Life	

Input Details	

Price Evidence	

Profitability	