



## **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 'Buy-Side Pricing' tab is highlighted with a red box and a red '1'. A dropdown menu for 'Lock Actions' is open, with 'Add Ons' selected, highlighted with a red box and a red '3'. A red '2' is placed next to the 'Lock Actions' button. The form includes various fields for loan details, such as Loan Type (First Lien), Citizenship (US Citizen), Income Doc (Full Doc), Purpose (Purchase), First Time Homebuyer (Primary), and Property Type (SFR). It also shows financial fields like Appraised Value (\$2,000,000), Purchase Price (\$2,000,000), First Lien Amount (\$1,000,001), LTV (50%), and Secondary Financing (None). Other fields include State (CA), County (Butte County), FICO (760), No FICO (32), 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). A 'Get Price' button is visible. At the bottom, there are fields for Income, Property Expenses, Liabilities, Reserves, and Household Size, along with an 'Effective Price Date' of 7/31/2024 4:46:00 PM and a 'Get Qualified Price' button.

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 window. It features four columns for data entry: 'Adjustment Types' (with a dropdown menu open showing options like 'Concession', 'Late Delivery', 'Exception', and 'Collateral/DD Charge'), 'Rate Adjustment' (with a '+ adjustment' field), 'Price Adjustments' (with a '+ adjustment' field), and 'Description' (with a text field containing 'LLPA adjustment'). A green 'Add Lock Addons' button is highlighted with a red box. Red arrows point from the button to each of the four input fields. The background shows a loan application form with fields for 'Income Doc', 'Purpose', 'Occupancy', and 'Property Type'.

# 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

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

**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
<b>Add Ons</b>	<b>Description</b>	<b>Rate Adj.</b>	<b>Price Adj.</b>
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		

Silver

Investor ABC  
Test Gold Product    \$6,485.98

**View Ineligible Products**

**Eligibility Q&A**

**Next Steps**

Approve & Modify

# 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 displays the LoanNEX interface for a transaction summary. At the top, there is a navigation bar with tabs for 'Lock Approved' and 'Buy-Side Pricing'. Below this, the transaction ID 'NEX ID: 23A-X7J' is shown with a 'Locked' status. Action buttons include 'Scenario Details', 'Lock Ticket', 'Void', 'Cancel Lock', 'Extension', and 'Lock Action'. The main content area is titled 'Transaction Summary' and is divided into several sections:

- Product and Pricing:** A table listing loan details such as 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), and Temporary Buydown (None).
- ARM Margin and Caps:** A section with fields for Index, Margin, and FPA/Cap/Life.
- Requested By:** A table showing Company Name (C Rendler Seller Account), Users Full Name (CrendlerSellerAdmin Admin), and Requested On (8/01/2024 5:00:09 PM).
- Approved By:** A table showing Company Name (Investor ABC), Users Full Name (Chris Rendler), and Approved on (8/02/2024 8:58:10 AM).
- Identifiers:** A table listing Originator Loan Number, Universal Loan Identifier, Loan Number, and Lock Number.
- Borrower Address:** A section for Borrower and Address.

At the bottom, there are three expandable sections: 'Input Details', 'Price Evidence', and 'Profitability', each with a downward arrow icon.

# 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 displays the LoanNEX interface with a 'Lock Addons' modal window open. The modal window has a title bar with a close button (X) and a table with the following columns: Adjustment Types, Rate Adjustment, Price Adjustments, and Description. The first row shows 'Concession' in the Adjustment Types column, '+ adjustment' in the Rate Adjustment column, '-0.25' in the Price Adjustments column, and 'Concession for seller' in the Description column. A red box highlights a minus sign icon next to this row. The second row shows an empty dropdown in the Adjustment Types column, '+ adjustment' in the Rate Adjustment column, '+ adjustment' in the Price Adjustments column, and 'LLPA adjustment' in the Description column. A plus sign icon is next to this row. At the bottom of the modal is a green 'Add Lock Addons' button. The background interface shows a 'Transaction Summary' for NEX ID: 23A-X7J, which is locked. It includes sections for Product and Pricing, ARM Margin and Caps, and Input Details. The 'Product and Pricing' section lists details such as 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), Expiration Date (9/16/2024), Extension Days (0), Extension Count (0), Re-lock Count (0), and Temporary Buydown (None). The 'ARM Margin and Caps' section lists Index, Margin and FPA/Cap/Life. The 'Input Details' and 'Price Evidence' sections are partially visible at the bottom.

# 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

Pricing & Eligibility Evidence

**Pricing Evidence**    Eligibility Evidence

Rate	Price	Product	Adjustments	Description	Rate Adj.	Price Adj.	PMT	Eligibility Q&A	Next Steps
6.500%	97.125 -\$28,750.03	30 Yr. Fixed	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			
6.500%	97.125 -\$28,750.03	30 Yr. Fixed	Final		6.500	97.375	320.68		Approve & Modify
6.625%	97.250 -\$27,500.03	30 Yr. Fixed	Rate and Price Limits						
			Price	Floor		102.000	320.68		Approve & Modify
			Price Adjustment						
			Rate						
			Rate Adjustment				403.11		Approve & Modify
6.625%	97.250 -\$27,500.03	30 Yr. Fixed	Investor ABC	Test Gold Product			\$6,403.11		Approve & Modify
			Silver						
6.750%	97.375 -\$26,250.03	30 Yr. Fixed	Investor ABC	Test Gold Product			\$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 displays the LoanNEX interface for a transaction. At the top, there is a navigation bar with various menu items and a search bar. Below this, a header section includes tabs for 'Lock Approved' and 'Buy-Side Pricing', and a status indicator 'NEX ID: 23A-X7J' with a 'Locked' icon. Action buttons for 'Scenario Details', 'Lock Ticket', 'Void', 'Cancel Lock', 'Extension', and 'Lock Action' are visible.

### Transaction Summary

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	
Borrower Address	

ARM Margin and Caps

Index, Margin FPA/Cap/Life	
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Input Details

Price Evidence

Profitability