

Determining a Product

STEP 1: Go to the Partner Resources:

<https://ameritrusttpo.com/programs/> or click on the image to the right.

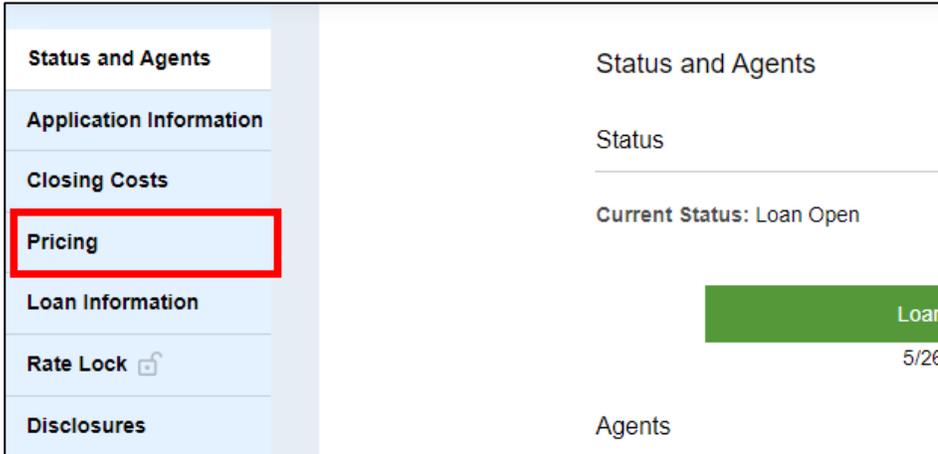


STEP 2: Refer to the **Eligibility Matrix** to determine what you will need to have to price the specific product. **Please note: Gold, Platinum and ITIN programs are not currently in the Pricing Engine.**

Granite Series DSCR Program Eligibility & Credit Matrix				
Effective Date:		02/29/24		
FICO/LTV Eligibility			Property Type Max LTV Limits	
FICO	Purchase & R/T	Cashout	Condo - Warrantable	80.00
760+	80.00	75.00	Condo - Non-Warrantable	75.00
740 - 759	80.00	75.00	2-4 Unit	80.00
720 - 739	80.00	75.00		
700 - 719	80.00	75.00		
Foreign National	70.00	NOT AVAILABLE		
Program Products				
30 Fixed		30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option		
5/6m, 7/6m ARM		30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option		
40 Year Fixed w/ I/O option		40 Yr with 10 Yr I/O Option**		
*Qualifying Rent will be Higher of: The Market Rent as per the 1007 up to a max 20% difference or the Current lease income				
**INTEREST ONLY TERMS: 10 PERIOD 10 YR - MATURITY/AMORT Term - 30 Yr/20 Yr 10 YR - MATURITY /AMORT Term - 40 yr/30 yyr				
ARM Info				
5/6m ARM		30D Avg SOFR - Margin: 6.0%, Caps: 2/1/5		
7/6m ARM		30D Avg SOFR - Margin: 6.0%, Caps: 5/1/5		
Other				
Occupancy	Investment Properties Only			
Property Types	SFR, SFR +1 ADU, Modular, 2-4 Unit, Condo, Rural up to 20 acres			
DSCR Calc	DSCR = *Gross Rental Income/Qualified Monthly Mortgage Payment (PITIA) or (ITIA for IO)			
Subordinate Financing	Not Allowed			
First Time Investor	Max LTV 75%, min DSCR =>1.00 and 12 months reserves required			
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien, Foreign National			
Appraisal Review	<=\$2.0mm 1 Appraisal + CDA, >\$2.0mm 2 Appraisals			
Prepayment Penalties	Yes			
Condotel	Max/Min Loan amt: \$1.5mm/\$150,000. Max LTVs: Purchase 75%/RT& CO 65%			
Declining Markets				
Required to be applied for LTVs >65%				
Property value	Demand	Market Time	Reduce LTV	
Declining	Any	Any	5%	

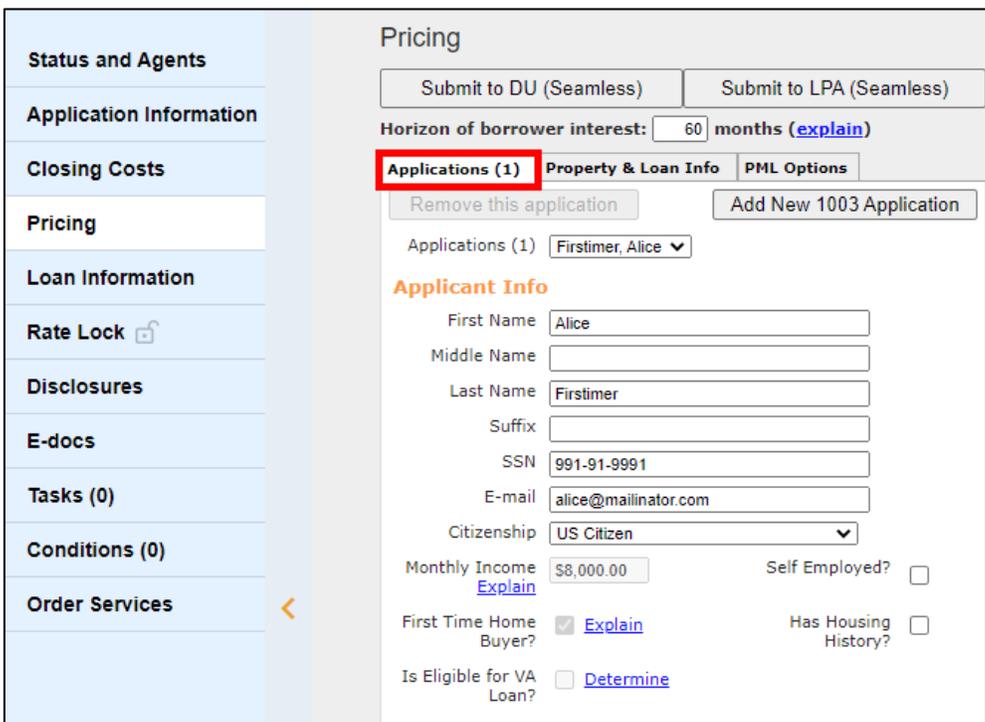
Pricing the Product

STEP 1: Go to the **Pricing** page within a loan file.



The screenshot shows a sidebar on the left with the following menu items: Status and Agents, Application Information, Closing Costs, **Pricing** (highlighted with a red box), Loan Information, Rate Lock (with a lock icon), and Disclosures. The main content area on the right is titled 'Status and Agents' and contains the following text: 'Status', 'Current Status: Loan Open', a green button labeled 'Loan', and '5/26'. Below this, the word 'Agents' is visible.

STEP 2: Review and/or edit the loan application information as needed on the **Applications** tab.



The screenshot shows the 'Pricing' page with a sidebar on the left containing: Status and Agents, Application Information, Closing Costs, **Pricing** (highlighted with a red box), Loan Information, Rate Lock (with a lock icon), Disclosures, E-docs, Tasks (0), Conditions (0), and Order Services. The main content area is titled 'Pricing' and includes buttons for 'Submit to DU (Seamless)' and 'Submit to LPA (Seamless)'. Below these are input fields for 'Horizon of borrower interest: 60 months (explain)'. There are three tabs: **Applications (1)** (highlighted with a red box), 'Property & Loan Info', and 'PML Options'. Under the 'Applications (1)' tab, there are buttons for 'Remove this application' and 'Add New 1003 Application', and a dropdown menu showing 'Applications (1) Firstimer, Alice'. The 'Applicant Info' section contains the following fields: First Name (Alice), Middle Name, Last Name (Firstimer), Suffix, SSN (991-91-9991), E-mail (alice@mailinator.com), and Citizenship (US Citizen). There are also checkboxes for 'Self Employed?', 'First Time Home Buyer?' (checked), 'Has Housing History?', and 'Is Eligible for VA Loan?' (with a 'Determine' link).

STEP 3: Make sure all fields on the **Property & Loan Info** tab are correct.

- a. Ensure the information in the **Property Information** and **Loan Information** tab sections are accurate.

- b. For **DSCR** products, you will need to access the application screen to update the DSCR.

- c. Select the **Doc Type** in the dropdown menu in the Loan Information section.

Loan Information

Impound Type Tax and insurance escrow ▼

Has Property Inspection Waiver? Yes

Doc Type Debt Service Coverage (DSCR) ▼

Appraised Value \$850,000.00

Sales Price \$850,000.00

Down Payment 25.000% \$212,500.00

1st Lien 75.000% \$637,500.00

2nd Financing? No Yes

Rate Lock Period 30 ▼ days

Rate Lock Expiration Date:
4/8/2024 (Assumes a 30-day lock.)

- d. Click on the **PML Options** tab to select the parameters of the loan program and designate the Term, Amortization, Product, and Payment.

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 USDA

Payment

P&I I/O

[Advanced Options](#)

Run Price My Loan

Number of Programs: 81

e. Then Click the Run Price My Loan button to get your results.

Note: Please confirm that there is a number next to Number of Programs. If there is not a number, that means that there are no available loan programs that meet the criteria you have designated.

Applications (1)
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 USDA

Payment

 P&I I/O

[Advanced Options](#)

Run Price My Loan

Number of Programs: 81

f. The results will appear to the right of the Pricing Screen.

Loan Program Results (314 Programs)										Number of Pinned Results to Compare : 0	Generate Comparison Report
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 NONCONFORMING											
pin register request lock	10.250	0.750	5,712.65	**	10.480	✘	\$13,194.52	\$225,694.52	9.00	30 YR FIXED RUBY DSCR NO PPP	
pin register request lock	10.125	0.750	5,653.49	**	10.352	✘	\$13,136.97	\$225,636.97	9.00	30 YR FIXED RUBY DSCR NO PPP	
pin register request lock	10.000	1.000	5,594.52	**	10.255	✘	\$14,673.17	\$227,173.17	9.00	30 YR FIXED RUBY DSCR NO PPP	
pin register request lock	9.875	1.250	5,535.72	**	10.158	✘	\$16,209.36	\$228,709.36	9.00	30 YR FIXED RUBY DSCR NO PPP	
pin register request lock	9.750	1.500	5,477.11	**	10.060	✘	\$17,745.56	\$230,245.56	9.00	30 YR FIXED RUBY DSCR NO PPP	
pin register request lock	9.625	1.750	5,418.68	**	9.962	✘	\$19,281.76	\$231,781.76	9.00	30 YR FIXED RUBY DSCR NO PPP	
pin register request lock	9.500	2.000	5,360.45	**	9.864	✘	\$20,817.96	\$233,317.96	9.00	30 YR FIXED RUBY DSCR NO PPP	

Registering the Product

You will only be able to register **eligible** loan programs. If you see your product within the ineligible category, your loan data has failed the eligibility checks.

If you see the blue register button, you can click on it to register the product.

- 30 YR FIXED NONCONFORMING						
pin	register	request	lock	10.250	0.750	5,712.65
pin	register	request	lock	10.125	0.750	5,653.49
pin	register	request	lock	10.000	1.000	5,594.52
pin	register	request	lock	9.875	1.250	5,535.72
pin	register	request	lock	9.750	1.500	5,477.11
pin	register	request	lock	9.625	1.750	5,418.68
pin	register	request	lock	9.500	2.000	5,360.45

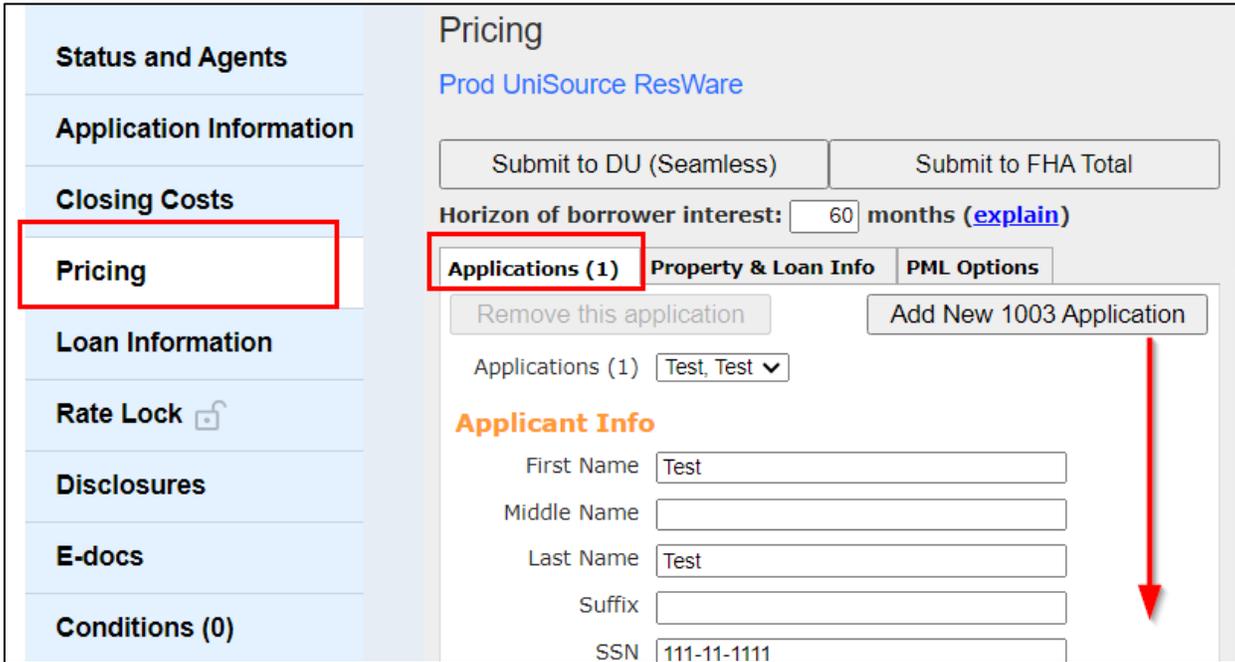
If the product is ineligible, you will need to clear the eligibility checks to register the file.

- 30 YR FIXED CONFORMING					
30 FIXED CONF ATM * * * FULL DOCS REQUIRED * DU APPROVE/ELIGIBLE RESPONSE REQUIRED * FULL DOCS REQUIRED View More <input type="button" value="v"/>					

Manually Entering the Credit Score

*If your program requires a credit score, you will need to enter the credit score.

STEP 1: Enter the **Pricing** screen within a loan file and click on the **Applications** tab.



Pricing
Prod UniSource ResWare

Submit to DU (Seamless) Submit to FHA Total

Horizon of borrower interest: 60 months ([explain](#))

Applications (1) Property & Loan Info PML Options

Remove this application Add New 1003 Application

Applications (1) Test, Test ▼

Applicant Info

First Name Test

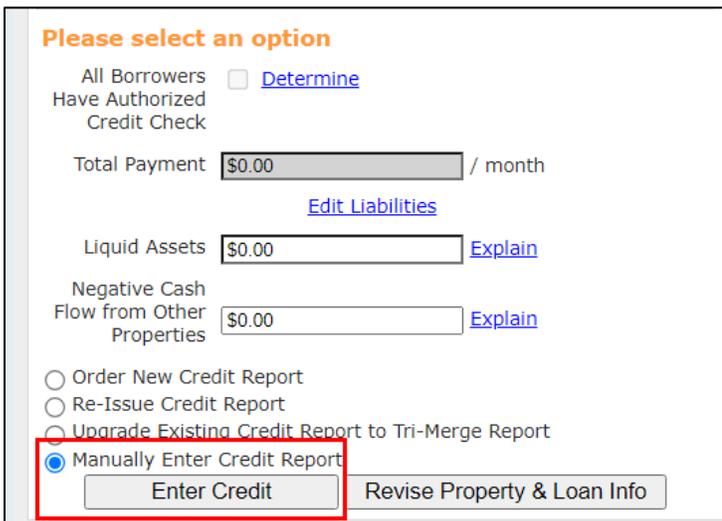
Middle Name

Last Name Test

Suffix

SSN 111-11-1111

STEP 2: Scroll to the bottom of the page and you will need to click on the **Manually Enter Credit**.



Please select an option

All Borrowers Have Authorized Credit Check [Determine](#)

Total Payment \$0.00 / month
[Edit Liabilities](#)

Liquid Assets \$0.00 [Explain](#)

Negative Cash Flow from Other Properties \$0.00 [Explain](#)

Order New Credit Report

Re-Issue Credit Report

Upgrade Existing Credit Report to Tri-Merge Report

Manually Enter Credit Report

Enter Credit Revise Property & Loan Info

STEP 3: You can then enter the Credit Scores on this screen to be used on the pricing engine.

Credit Report
✕

To proceed, please answer the following questions:

Credit Information

Applicant Credit Scores XP: TU: EF:

Has Co-Applicant? Yes

Co-Applicant Credit Scores XP: TU: EF:

Mortgage Delinquency 12 Month Look-Back

How many mortgage lates does the applicant have? (Assume rolling lates are not allowed.) [Explain](#)

x30
 x60
 x90
 x120
 x150

How many mortgage lates would there be if rolling lates were allowed? [Explain](#)

x30
 x60
 x90

Public Records
 (Use the most current public record only)

Check if applicable	File Date	Status	Satisfied Date
Foreclosure/NOD: <input type="checkbox"/>	<input type="text" value=""/> / <input type="text" value=""/>	Not satisfied <input type="text" value=""/>	<input type="text" value=""/> / <input type="text" value=""/>
Chapter 7: <input type="checkbox"/>	<input type="text" value=""/> / <input type="text" value=""/>	Not satisfied <input type="text" value=""/>	<input type="text" value=""/> / <input type="text" value=""/>
Chapter 13: <input type="checkbox"/>	<input type="text" value=""/> / <input type="text" value=""/>	Not satisfied <input type="text" value=""/>	<input type="text" value=""/> / <input type="text" value=""/>

Re-Issue Credit Report