

## **USING THE QUICKPRICER**

### QuickPricer

**STEP 1:** Click on the **QuickPricer** on the main page of the portal to launch the pricing engine.

**STEP 2:** Scroll down the **Property & Loan Info** section to the **other** fields.



**STEP 3:** You will need to fill out **all** the fields marked with a red "x" below to continue. If do not know what program you will be pricing, set fields as **No** or **TBD** if applicable. If you know what program you want to price, use the **Pricing Guide** to correctly set these fields.

Property & Loan Info	8 PML Options				
Property Information					
Zip Code	State 🗸 😣				
County	⊗				
City	S				
In Rural Area?	Yes <u>explain</u>				
Property Use	Primary Residence				
Has Non-Occupant Co-Borrower?	□ Yes				
Property Type	SFR V				
Structure Type	Detached 🗸				
Is Seasonal Property?	□ Yes				



#### STEP 4: Now at the top, select the PML Options tab.

Make sure to select the boxes that fit your targeted program.

The Number of Programs will show how many programs will match your parameters.

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				
N	umber of Programs: 5	35			

**STEP 4:** Run Price My Loan will return results of the programs and their rates. **Please note: Gold, Platinum and ITIN programs are not currently in the Pricing Engine.** 

Eligible Loan Programs									
* - The costs displa					costs display				
	RATE	POINTS	PAYMENT	DTI	APR	QМ	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS
- 15 YR FIXED CONFO	RMING								
pin register request lock	7.625	1.073	3,362.87	**	7.980		<u>\$8,923.30</u>	<u>\$98,923.30</u>	267.9
pin register request lock	7.500	1.306	3,337.24	**	7.892	<b>V</b>	<u>\$9,729.60</u>	<u>\$99,729.60</u>	<u>269.7</u>
pin register request lock	7.375	1.553	3,311.72	**	7.805		<u>\$10,586.30</u>	<u>\$100,586.30</u>	271.5
pin register request lock	7.250	1.797	3,286.31	**	7.719	<b>V</b>	<u>\$11,432.20</u>	<u>\$101,432.20</u>	<u>273.4</u>
pin register request lock	7.125	1.939	3,260.99	**	7.614		<u>\$11,910.90</u>	<u>\$101,910.90</u>	<u>275.4</u>
pin register request lock	7.000	1.323	3,235.78	**	7.383	<b>v</b>	<u>\$9,660.80</u>	<u>\$99,660.80</u>	278.2
pin register request lock	6.990	1.334	3,233.77	**	7.374		<u>\$9,697.80</u>	<u>\$99,697.80</u>	278.4
pin register request lock	6.875	1.492	3,210.68	**	7.283		<u>\$10,236.70</u>	\$100,236.70	280.2
pin register request lock	6.750	1.683	3,185.67	**	7.187		<u>\$10,891.80</u>	<u>\$100,891.80</u>	282.2
pin register request lock	6.500	1.927	3,135.99	**	6.971	<b>v</b>	<u>\$11,705.20</u>	<u>\$101,705.20</u>	<u>286.4</u>



## **USING THE QUICKPRICER**

#### 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.

Status and Agonts	Pricing
Status and Agents	Prod UniSource ResWare
Application Information	
Closing Costs	Submit to DU (Seamless) Submit to FHA Total
, , , , , , , , , , , , , , , , , , ,	Horizon of borrower interest: 60 months (explain)
Pricing	Applications (1) Property & Loan Info PML Options
Loop Information	Remove this application Add New 1003 Application
	Applications (1) Test, Test 🗸
Rate Lock 🕤	Applicant Info
Disclosures	First Name Test
Disclosules	Middle Name
E-docs	Last Name Test
Conditions (0)	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 <u>Determine</u> Have Authorized Credit Check							
	Total Payment \$0.00 / month							
	Edit Liabilities							
	Liquid Assets \$0.00 Explain							
	Negative Cash Flow from Other Properties							
	🔿 Order New Credit Report							
	<ul> <li>Re-Issue Credit Report</li> </ul>							
	Oupgrade Existing Credit Report to Tri-Merge Report							
	Manually Enter Credit Report							
	Enter Credit Device Dreparty & Lean Infe							
	Enter Credit Revise Property & Loan Into							



# **USING THE QUICKPRICER**

**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: 777 TU: 777 EF: 777						
Has Co-Applicant? 🗌 Yes						
Co-Applicant Credit Scores XP: 0 TU: 0 EF: 0						
Mortgage Delinquency 12 Month Look-Back						
How many mortgage lates does the applicant have? (Assume rolling lates are not allowed.) Explain						
0 ♥ x30 0 ♥ x60 0 ♥ x90 0 ♥ x120 0 ♥ x150						
New mentages later would there he if colling later were allowed? Evaluin						
0 ▼ x30 0 ▼ x60 0 ▼ x90 Public Records						
(Use the most current public record only)						
Check if applicable File Date Status Satisfied Date						
Foreclosure/NOD: V / V Not satisfied V / V						
Chapter 7: V / V Not satisfied V / V						
Chapter 13:         V         Not satisfied V         V         V						
Enter Credit						
Close						
∩ Re-Issue Credit Report						