

**Portal Address:** <https://broker.springeq.com/portal/#/login>

Quick jump to these sections:

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2. [Pull Credit](#) pg. 10
3. [Associate 1<sup>st</sup> Mortgage with Subject Property](#) pg. 15
4. [Mark Liabilities to be Paid Off](#) pg. 20
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# Uploading URLA 3.4

1. Under “Loan Registration” on the left, click “Import Loan File” (URLA 3.4)  
(If you do not have a 3.4, you can create a loan application with our “Manual Loan Entry” option)
2. Confirm the correct Company is selected  
(Relevant if you register for multiple LO’s or companies)
3. Confirm the correct Branch is selected  
(If associated with multiple branches, select ALL)
4. Registration Help link in Resource Tab. Direct link to our website for our live registration team to help with your registration.

Registration Help Number is 888-605-2588, option 1

The screenshot shows the Spring EQ Wholesale Portal interface. Callout 1 points to the 'Import Loan File' link in the 'Loan Registration' sidebar. Callout 2 points to the company selection dropdown in the header. Callout 3 points to the branch selection dropdown in the header. Callout 4 points to the 'Registration Help' link in the 'Resources' dropdown menu.

**Spring EQ** | Spring EQ, LLC | 100 W. Matsonford Road | Building 5, Suite 100 | NML S ID#: 1464945 | Broker ID#: 4000001 | Approved For: CONV

Home | View Pipeline | **1** | Welcome to the Wholesale Portal | **2** | Spring EQ, LLC | 100 W. Matsonford Road, Building 5, Suite 100 | Radnor PA, 19087 | Spring EQ, LLC dba NLL (1464945) | **3** | Spring EQ, LLC | 100 W. Matsonford Road, Building 5, Suite 100 | Radnor PA, 19087 | W. Matsonford Road, Radnor, PA 19087 (1464945) | All Brokers, selected, (N/A) | 100 W. Matsonford Road, Radnor, PA 19087 (1464945) | 29 pebble beach dr., Livingston, NJ 07039 (13579) | 123 Main street, Long Beach, CA 90801 (123445) | **4** | Resources | Training | Order Appraisal | Registration Help

**Pipeline**

STATUS	COUNT	TOTAL LOAN AMT
Wholesale PreApp - Registered	9	\$551,000
Working Contact	3	\$469,700
File Closed For Incompleteness	1	\$275,000
App Not Submitted	4	\$410,000
Wholesale App Registered	44	\$6,926,000
App Taken - Docs Needed	18	\$2,807,501
App Submitted	10	\$1,826,000
Initial Underwriting	21	\$2,438,000
Suspended	7	\$1,049,000
Conditional Approval	22	\$2,815,599
Conditional Approval - Ready For Investor Due Diligence	1	\$30,000
Resubmittal	30	\$5,351,500
Clear to Close	4	\$687,500

**Summary**

ALERT TYPE	COUNT
An error has occurred while generating fees. Some fees may be missing.	5
<b>Total:</b>	<b>5</b>

Change Pipeline View: ● Amounts ● Counts

# Uploading URLA 3.4 (cont.)

1. Select Import Loan File
2. Check MISMO 3.4 Submission
3. Click “Browse”

Find the 3.4 file on your computer to attach and upload

The screenshot displays the Spring EQ web application interface. On the left, a dark sidebar contains a menu with the following items: Home, View Pipeline, Loan Registration, **Import Loan File** (highlighted with a green box and a green circle containing the number 1), and Manual Loan Entry. The main content area features the Spring EQ logo and company address (Spring EQ, LLC, 100 W. Matsonford Road, Building 5, Suite 100) on the left, and a header with NMLS ID#: 1464945, Broker ID#: 4000001, and Approved For: CONY on the right. A green circle containing the number 2 is positioned over the header. Below the header, a form titled 'MISMO 3.4 Submission' (highlighted with a green box and a green circle containing the number 2) is visible. The form includes a 'File Location:' label, a text input field, and a 'Browse' button (highlighted with a green box and a green circle containing the number 3). At the bottom of the form, there are 'Proceed' and 'Cancel' buttons.

# Uploading URLA 3.4 (cont.)

- If exceptions appear, please just click the blue “Proceed” box.

(If there are too many exceptions, your 3.4 file may need to be completed and re-imported, but the system will usually let you proceed.)

MISMO 3.4 Submission

\* File Location:  
C:\fakepath\Better FNMA MISMO 3.4.xml

**Exceptions**

SEVERITY	ERROR MESSAGE
Warning	The monthly mortgage payment amount for a real estate asset must be greater than zero.
Warning	The property type for a real estate asset cannot be blank.
Warning	The taxes, insurance and maintenance amount for a real estate asset must be greater than zero.

# Complete Registration Fields

Transaction ID:

Your Loan Number:

\* MLO Name:

\* MLO NMLS ID:

\* MLO Email:

\* MLO Phone Number:

\* Loan Application Date:

\* Settlement Date (Est):

\* Credit Order Consent Date:

First Payment Due Date:

MLO State License:

Emerging Banker:  Yes  No

\* Type Of Loan:

Contingency Date:

Process Information

Must register and/or save before 3rd Party Processing Information or Concurrent Mortgage Details buttons are enabled.

Borrower Information

Number of Borrowers:  One  Two  Three  Four

**Andy America**

Primary Borrower

\* First, Middle, Last, Name Suffix, Marital:

Middle (optional):

America

Name Suffix (optional):

Married

First Time Home Buyer:

**Amy America**

Co-Borrower

\* First, Middle, Last, Name Suffix, Marital:

Middle (optional):

America

Name Suffix (optional):

Married

First Time Home Buyer:

Borrower Group **Must register and/or save any new borrower data prior to Borrower grouping button being enabled.**

Property Information

\* Property Address:

Unit Type, Unit #:

\* Zip, City & State:

\* County:

Country:

\* Occupancy:

\* Property Type:

\* Project Type:

\* No. Units:

\* CEMA:  Yes  No Unpaid Balance Amount:

Credit Scores

Qualifying Credit Score:

Financing Terms

Purchase Price:

Cost of Renovation:

Appraised Value:

\* Base Loan Amount:

Mortgage Insurance Financed:

Total Loan Amount:  Ratio:

Mortgage Credit Certificate:  Yes  No

Mortgage Type

\* Lien Type:

\* Mortgage Type:

\* Amortization Type:

\* Product:

\* Loan Term Months:  IO Term:

\* Investor:

Other Financing

Concurrent Liens:  Max Credit:

Remaining Closed-End Liens:

Remaining HELOC Balance:  Max Credit:

Combined LTV Ratio:  HCLTV:

Loan Interest Rate

## Complete all fields with **Red \***

1. MLO name – Start typing the first name and pick the name when it appears, as this will populate directly from the NMLS, and will pull in the MLO’s NMLS number. To get NMLS#, you must type in the name, not type in the NMLS#.
2. Loan Application date = Today's Date
3. Settlement Date = At least 14 plus days, but not more than 30 days from App. Date
4. Credit Order Consent Date = Today's Date
5. Type of Loan: Piggyback Purchase or Refinance.
6. Contingency Date= Date final approval is needed
7. Amortization Type: Fixed or ARM (HELOC)
8. Product: For Fixed, select the term and HELOC or Standalone. For Adj HELOC, select 30 yr HELOC w 3 yr Draw, 10 YR IO (all else should auto fill)
9. Base Loan Amount= Loan amount for fixed or Initial draw amount for HELOC (min. \$25k or 75% of line amt.)
10. Total Loan Amount=High Credit Line Amount (Leave blank for fixed or total HELOC line requested on HELOC)

# Complete Registration Fields (cont.)

Complete all fields with **Red \***

1. Loan Interest Rate and qualifying rate (from rate sheets) =
  - Fixed (HELOAN) & Fixline (HELOC) is the actual rate
  - Adjustable (HELOC) is the Index + Margin

(FYI: for Debt Ratio purposes on an Adjustable HELOC, the qualifying rate is Index + Margin + 2%.

Just input the loan interest rate, and the qualifying rate will auto populate)

(This rate must match the locked rate later in registration or your DTI could be off, and pricing may select a buydown to match this lower rate. Can come back after pricing to update this screen)

2.

The screenshot shows a registration form with the following fields and values:

- \* Loan Term Months: 360 (dropdown)
- IO Term: (empty)
- \* Investor: SpringEQ (dropdown)
- Program Type: (dropdown)
- ARM Plan: (dropdown)
- \* Purpose of Loan: Other (dropdown)
- \* Refinance Purpose: (dropdown)
- Refinance Type: (dropdown)
- \* Documentation Type: Full Doc (dropdown)
- Prepayment: No Prepayment (dropdown)
- Subsidy Plan: (dropdown)

Loan Interest Rate section:

- \* Interest Rate: 10.775% (highlighted with green box 1)
- Qualifying Rate: 10.775%
- ARM Margin: 0.000%
- ARM Index: 0.000%

Escrows section:

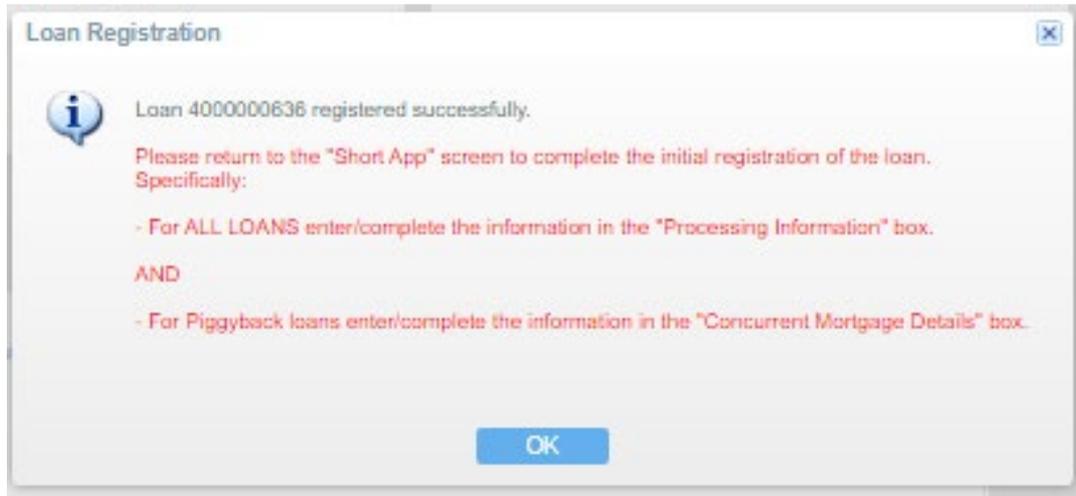
- Escrow Waivers:  Taxes  Insurance

Buttons: Register (highlighted with green box 2), Cancel & Close

# “Short Application” Fields

## Per the Pop Up:

- Next you must return to the “Short Application” to complete required information
- Click “OK” to proceed (**You’re not finished even after you click OK. See the note below in Green**)



- **\*\*\*MUST READ\*\*\*** At this point the TRID clock has started, but **Registration is Not Complete**. Follow this guide to complete registration. When registration is complete, the loan status will read: **Wholesale App – Registered**

# Complete "Process Information" Fields

*\*The remaining steps of the registration process will now flow from top to bottom, on the left\**

1. Enter "Short Application" on left
2. Enter Blue "Process Information" box on the right
3. Complete all required information: (**3<sup>rd</sup> Party Processing is not allowed at this time**),
4. Other contacts in your office, prior appraisal use, property free & clear. Say YES to using "borrower chosen title company" (You will be using the title from the 1<sup>st</sup> lien and adding a "Supplemental Title Policy")  
Answer "Yes" on using prior appraisal if providing appraisal from the 1<sup>st</sup> mortgage loan. Select "NO" if 1<sup>st</sup> loan has a PIW as we cannot accept PIW and the piggyback loan will require an appraisal.
5. Click "Save"

The screenshot displays a loan application system interface. On the left sidebar, the 'Short Application' menu item is highlighted with a green circle and the number 1. In the main content area, a 'Process Information' button is highlighted with a green circle and the number 2, with a large green arrow pointing down towards it. A modal window titled '3rd Party Processing Firm' is open, containing the following sections:

- Processing Firm Details:**
  - Using third-party processing firm?:  Yes  No (3)
  - \* Company Name: [Text Field]
  - \* Company NMLS: [Text Field]
  - Address Line 1: [Text Field]
  - Address Line 2: [Text Field]
  - Zip, City & State: [Text Field] [Text Field] [Dropdown]
  - \* First Name: [Text Field]
  - Middle Name: [Text Field]
  - \* Last Name: [Text Field]
  - \* Email Address: [Text Field]
  - \* Telephone Number: [Text Field]
  - \* Processing Fee: [Text Field]
- Other Details:**
  - Your Company's Preferred Contact Name: [Text Field] (4)
  - Preferred Contact E-Mail: [Text Field]
  - Preferred Contact Phone: [Text Field] (123) 456-7890
  - Using prior appraisal?:  Yes  No
  - Property owned free and clear?:  Yes  No
  - Using borrower chosen title company?:  Yes  No

At the bottom of the modal, a 'Save' button is highlighted with a green circle and the number 5, and a 'Cancel' button is also visible.

# Complete “Concurrent Mortgage Details” Fields

*\*Required for all Piggyback Concurrent 2nds – Purchase or Refinance\**

1. Go back to “Short Application” screen on left side
2. Enter Blue “Concurrent Mortgage Details” box on the right
3. Enter all mortgage information for the new first mortgage loan that will be closing concurrently with our second lien (this new mortgage will be automatically added to the liabilities section and associated to the property.)
4. Click “Save”

The screenshot displays the Spring EQ loan application interface. On the left, a navigation menu is visible with 'Short Application' highlighted and circled in green with a '1'. The main header area shows loan details: Lender Loan Number: 4000002337, Lock Expiration: [blank], Borrower Name: America, Andy, Subject Property: 1315 Main Street Beverly Hills, CA 9021..., Loan Purpose: Other, Product: 30 Year Standalone Fixed 2nd, Program: [blank], Loan Amount: \$275,000.00, Interest Rate: 8.649%, and LTV/CLTV: 36.67% / 64.71%.

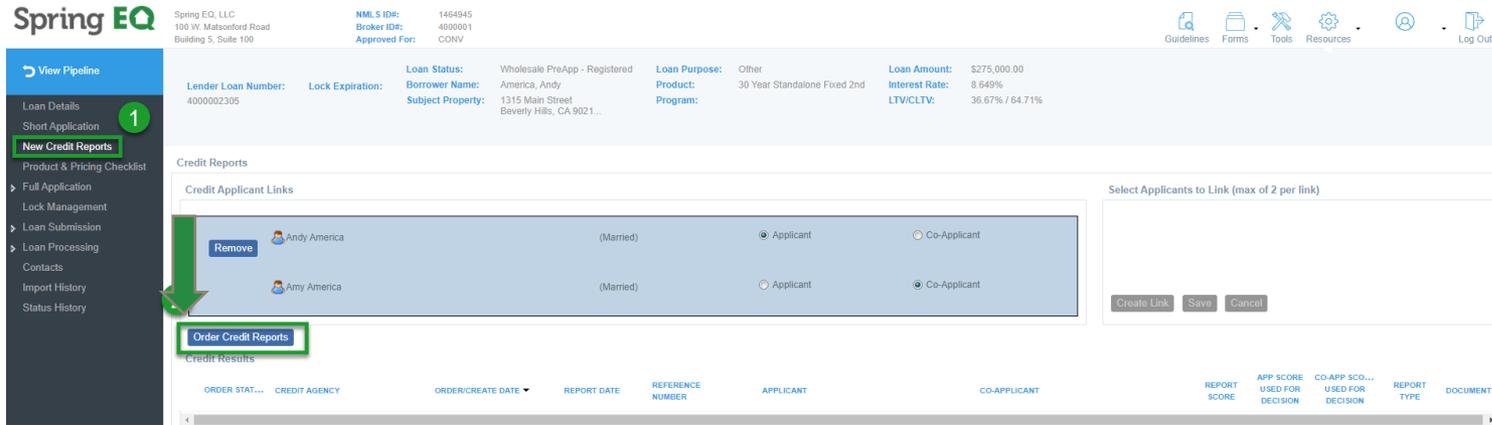
The main content area shows transaction details: Transaction ID: 4000002337, Your Loan Number: 2000005552, MLO Name: Daniel Kenneth DeGrand, MLO NMLS ID: 1276075, MLO Email: [blank], MLO Phone Number: [blank], Loan Application Date: 11/22/2022, Settlement Date (Est): 12/30/2022, Credit Order Consent Date: 11/22/2022, and First Payment Due Date: 3/01/2023.

A 'Concurrent Mortgage Detail' modal is open in the center, circled in green with a '3'. It contains the following fields: Name of Creditor, Address Line 1, Address Line 2, Zip, City & State, Account Number, Payment w/T&I, Months Remaining, New 1st Mortgage Amount, and Principal & Interest Only. A green arrow points from the 'Save' button in the modal to the 'Save' button in the bottom right corner of the modal, which is circled in green with a '4'. On the right side of the interface, a blue 'Access Information' button is circled in green with a '2', and a green 'Concurrent Mortgage Details' button is also circled in green.

# Ordering Spring EQ Credit

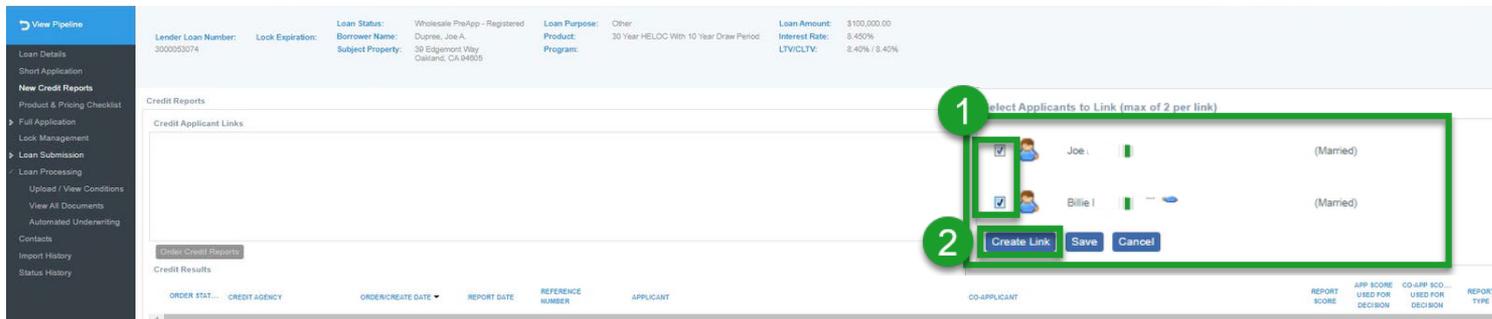
## We only use a single Bureau (Experian 2)

1. Enter “New Credit Report” on left
2. Click Blue “Order Credit Report” Box



Sometimes married couples will not auto populate, so you must link them before pulling credit:

1. Click the box before each name
2. Select “Create Link”



# Ordering Spring EQ Credit (cont.)

We only use a single bureau (Experian 2)

1. Check Box Next to Client(s) Name
2. Click “Add to Order” Box
3. Click “Submit Order” Box

The screenshot shows the 'Order Credit Reports' interface. The main section is titled 'Credit Report Order Applicants' and is currently empty. To the right, there is a panel titled 'Add Applicants to Order' containing a table with two rows:

Client Name	Status
Andy America	(No Authorization Received)
Amy America	(No Authorization Received)

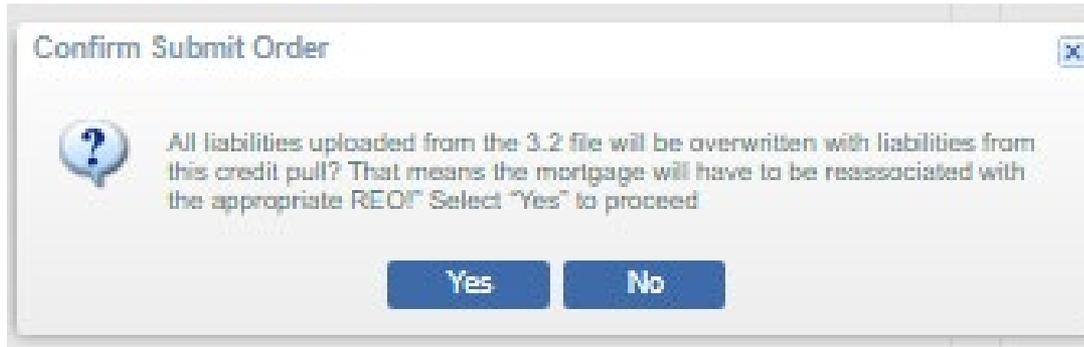
Callout 1 points to the check box next to 'Andy America'. Callout 2 points to the 'Add to Order' button below the table. Callout 3 points to the 'Submit Order' button at the bottom right of the form. The form also includes fields for 'ED I Provider', 'Request Type', 'Credit Agency', 'Credit Report Type', 'Date Ordered', 'Ordered By', 'Special Instructions', and a date field for 'Broker certifies that consent was obtained from the applicant to order a credit report on the following date'.

**\*SEQ can not accommodate credit reissues, so please do not enter your credit reference number**

# Ordering Spring EQ Credit (cont.)

We only use a single bureau (Experian 2)

- Click “Yes” and the order will be complete. All tradelines from our Experian pull will then populate in the liabilities section



- It will take 15-30 seconds to pull in the credit and the screen will look as follows:

Credit Results

ORDER STAT...	CREDIT AGENCY	ORDER/CREATE DATE	REPORT DATE	REFERENCE NUMBER	APPLICANT	CO-APPLICANT	REPORT SCORE	APP SCORE USED FOR DECISION	CO-APP SCO... USED FOR DECISION	REPORT TYPE	DOCUMENT
1	Credit Plus by Xactus - MCL Mer...	3/02/2023 1:10 PM	2/10/2023 12:00 AM	72719841	Andy America	Amy America				Order	

**\* In order to have credit populate, you must refresh/reload the page (right click and hit reload)**

# Refresh/Reload page to pull in the Credit

\* In order to have credit populate, you must refresh/reload the page (right click and hit reload)

- You will see the “Completed” status and the credit score once credit pulls in.

## Credit Results

ORDER STAT...	CREDIT AGENCY	ORDER/CREATE DATE ▼	REPORT DATE	REFERENCE NUMBER	APPLICANT	CO-APPLICANT	REPORT SCORE	APP SCORE USED FOR DECISION	CO-APP SCO... USED FOR DECISION	REPORT TYPE	DOCUMENT
COMPLETE	Universal Credit Services, LLC.	11/21/2022 5:09 PM	11/21/2022 12:00 AM	2194324	Andy America	Amy America	728	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">Order</a>	

# Viewing Our Credit Report

- To view the full credit report, click on “**Order**” and it will download as a PDF at the bottom of your browser

REPORT SCORE	APP SCORE USED FOR DECISION	CO-APP SCO... USED FOR DECISION	REPORT TYPE	DOCUMENT
728	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">Order</a>	

# Associate 1<sup>st</sup> Mortgage w/Spring EQ Credit

1. Enter "Full Application" and "Liabilities" on the left
2. Click on name of the existing first mortgage to start associating to property

**\*This must be done for all mortgages on credit, even if already paid off\***

**View Pipeline**

Loan Details  
Short Application  
New Credit Reports  
Product & Pricing Checklist  
**Full Application**  
Borrowers  
Employment/Income  
Income  
Assets  
**Liabilities**  
REO Information  
Purpose & Property  
Housing Expenses  
Qualifying the Borrower  
Declarations  
Demographic Info  
Ratios  
Lock Management  
Loan Submission  
Loan Processing  
Contacts  
Import History  
Status History

**1**

**2**

Lender Loan Number: 4000002305    Lock Expiration:    Loan Status: Wholesale PreApp - Registered    Loan Purpose: Other  
Borrower Name: America, Andy    Product: 30 Year Standalone Fixed 2nd  
Subject Property: 1315 Main Street Beverly Hills, CA 9021...

	Total Payments	Total Balance	Total Payments	Total Balance
Mortgages:	\$3,362.00	\$420,306.00	\$3,362.00	\$420,306.00
Installment Loans:	\$46.00	\$1,554.00	\$46.00	\$1,554.00
Revolving Debt:	\$210.00	\$6,501.00	\$210.00	\$6,501.00
Child Support:	\$0.00	\$0.00	\$0.00	\$0.00
Alimony:	\$0.00	\$0.00	\$0.00	\$0.00
Job Related Expenses:	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00
Total Stated:	\$3,618.00	\$428,361.00	\$3,618.00	\$428,361.00

**List of Liabilities**

CREDITOR	TYPE	PAYMENT AMOUNT	OUTSTANDING BALAN...	ACCT NUMBER	HANDLING	CRE
Andy America / Amy						
ALLEN BANK CARD	Credit Card	\$133.00	\$4,665.00	435617	Include In Debt Calc...	
<b>BEST EVER MORTG...</b>	Real Estate Mortgage	\$1,691.00	\$210,279.00	502088	Include In Debt Calc...	
BURSTING CREDIT	Credit Card	\$27.00	\$1,357.00	171442	Include In Debt Calc...	
CALLABLE MORTG...	Real Estate Mortgage	\$1,671.00	\$210,027.00	757570	Include In Debt Calc...	

SAVE    CANCEL

# Associate 1<sup>st</sup> Mortgage w/Spring EQ Credit (cont.)

1. Complete "Principle & Interest" payment
2. Select the appropriate "Handling" definition
3. Select "Lien Type"
4. Click "Choose"

Edit Liability

Liability Details Additional Information Account History

Liability Type:  Revolving Debt/Installment Loans/Mortgages  Other Monthly Debts

\* Debt Type: Real Estate Mortgage

\* Name of Creditor: BEST EVER MORTGAGE

Address:

Zip, City & State:

Account Number: 502088

Phone Number: Fax Number:

Credit Report Balance: \$0.00

\* Payment: \$1,691.00 Monthly Remaining: 124

Outstanding Balance: \$210,279.00 \* Handling: Include In Debt Calculations

Principal & Interest: Lien Type: Lien Position: Concurrent:

Source/EIN: Expiration Date:

Source of Financing:

In House Loan:

Associated Property

**Choose...** **New**

PROPERTY CURRENT VALUE

Closed Date Closed:

# Associate 1<sup>st</sup> Mortgage w/Spring EQ Credit (cont.)

1. Click on the property address you want to associate the mortgage with
2. Then, "Save"

**Liability Details** | Additional Information | Account History

Liability Type:  Revolving Debt/Installment Loans/Mortgages  Other Monthly Debts

\* Debt Type: Real Estate Mortgage Applies To

\* Name of Creditor: BEST EVER MORTGAGE  Andy America

Address:

Zip, City & State:

Account Number: 502

Phone Number:

Credit Report Balance:

\* Payment:

Outstanding Balance:

Principal & Interest:

Source/EIN:

Source of Financing:

In House Loan:

**PROPERTY**

Select an Asset

PROPERTY	CURRENT VALUE
1315 Main Street Beverly Hills, CA 90210	\$750,000.00

**Liability Details** | Additional Information | Account History

Liability Type:  Revolving Debt/Installment Loans/Mortgages  Other Monthly Debts

\* Debt Type: Real Estate Mortgage Applies To

\* Name of Creditor: BEST EVER MORTGAGE  Andy America

Address:

Zip, City & State:

Account Number: 502088

Phone Number:  Fax Number:

Credit Report Balance: \$0.00

\* Payment: \$1,691.00 Months Remaining: 124

Outstanding Balance: \$210,279.00 \* Handling: Include In Debt Calculations

Principal & Interest: \$1,200.00 Lien Type: First Mortgage Lien Position: 1 Concurrent:

Source/EIN:  Payoff Expiration Date:

Source of Financing:

In House Loan:

**PROPERTY**

PROPERTY	CURRENT VALUE
1315 Main Street Beverly Hills, CA 90210	\$750,000.00

Closed Date Closed:

# Adding a New Liability

## (Only if Mortgage Not Showing on Credit)

1. Enter "Full Application" on the left
2. Select "Liabilities"
3. Select "Add Liability"

[View Pipeline](#)

- Loan Details
- Short Application
- New Credit Reports
- Product & Pricing Checklist
- Full Application** 1
- Borrowers
- Employment/Income
- Income
- Assets 2
- Liabilities**
- REO Information
- Purpose & Property
- Housing Expenses
- Qualifying the Borrower
- Declarations
- Demographic Info
- Ratios
- Lock Management
- ▶ Loan Submission
- ▶ Loan Processing
- Contacts
- Import History
- Status History

**Loan Status:** Wholesale PreApp - Registered    **Loan Purpose:** Other

**Borrower Name:** America, Andy    **Product:** 30 Year Standalone Fixed 2nd

**Subject Property:** 1315 Main Street Beverly Hills, CA 9021...    **Program:**

**Lender Loan Number:** 4000002305    **Lock Expiration:**

	Total Payments	Total Balance
Mortgages:	\$3,362.00	\$420,306.00
Installment Loans:	\$46.00	\$1,554.00
Revolving Debt:	\$210.00	\$6,501.00
Child Support:	\$0.00	\$0.00
Alimony:	\$0.00	\$0.00
Job Related Expenses:	\$0.00	\$0.00
Other:	\$0.00	\$0.00
<b>Total Stated:</b>	<b>\$3,618.00</b>	<b>\$428,361.00</b>

	Total Payments	Total Balance
Mortgages:	\$3,362.00	\$420,306.00
Installment Loans:	\$46.00	\$1,554.00
Revolving Debt:	\$210.00	\$6,501.00
Child Support:	\$0.00	\$0.00
Alimony:	\$0.00	\$0.00
Job Related Expenses:	\$0.00	\$0.00
Other:	\$0.00	\$0.00
<b>Total Stated:</b>	<b>\$3,618.00</b>	<b>\$428,361.00</b>

**List of Liabilities**

CREDITOR ▲	DEBT TYPE	PAYMENT AMOUNT	OUTSTANDING BALAN...	ACCT NUMBER	HANDLING	CRE
Andy America / Amy America						
<a href="#">ALLEN BANK CARD</a>	Credit Card	\$133.00	\$4,665.00	435617	Include In Debt Calc...	
<a href="#">BEST EVER MORTG...</a>	Real Estate Mortgage	\$1,691.00	\$210,279.00	502088	Include In Debt Calc...	
<a href="#">BURSTING CREDIT</a>	Credit Card	\$27.00	\$1,357.00	171442	Include In Debt Calc...	
<a href="#">CALLABLE MORTG...</a>	Real Estate Mortgage	\$1,671.00	\$210,027.00	757570	Include In Debt Calc...	

# Adding a New Liability (cont.)

## (Only if Mortgage Not Showing on Credit)

1. Debt Type – From pulldown, Select “Real Estate Mortgage”
2. Complete all the information on the mortgage, including “handling”
3. Including “handling”
4. Associate property to address, by clicking on “**Choose**” – click on address, then “**save**”

\*\*\*If property is not showing, proceed to REO section, page 22, and add property

Add Liability

Liability Details Additional Information Account History

Liability Type:  Revolving Debt/Installment Loans/Mortgages  Other Monthly Debt

1

\* Debt Type: Real Estate Mortgage

\* Name of Creditor: 123 Lending

Address: 5656 Jones Road

2

Zip, City & State: 60126 Elmhurst IL

Account Number: 123456

Phone Number: Fax Number:

Credit Report Balance:

\* Payment: \$2,400.00 Months Remaining: 360

Outstanding Balance: \$56,000.00

2

\* Handling: Include In Debt Calculations

3

Principal & Interest: \$1,800.00 Lien Type: First Mortgage Lien Position: 1 Concurrent:

Source/EIN: Payoff Expiration Date:

Source of Financing:

In House:

4

Associated Property

Choose... New

PROPERTY

Closed Date Closed:

# Marking Liabilities to be Paid Off or Excluded

1. Enter the "Liabilities" section on left
2. Click on each Creditor name

**View Pipeline**

Loan Details  
Short Application  
New Credit Reports  
Product & Pricing Checklist  
**Full Application**  
Borrowers  
Employment/Income  
Income  
Assets  
**Liabilities**  
REO Information  
Purpose & Property  
Housing Expenses  
Qualifying the Borrower  
Declarations  
Demographic Info  
Ratios  
Lock Management  
Loan Submission  
Loan Processing  
Contacts  
Import History  
Status History

**Lender Loan Number:** 4000002305  
**Lock Expiration:**  
**Loan Status:** Wholesale PreApp - Registered  
**Borrower Name:** America, Andy  
**Subject Property:** 1315 Main Street Beverly Hills, CA 9021...  
**Loan Purpose:** Other  
**Product:** 30 Year Standalone Fixed 2nd  
**Program:**

	Total Payments	Total Balance	Total Payments	Total Balance
Mortgages:	\$3,362.00	\$420,306.00	\$3,362.00	\$420,306.00
Installment Loans:	\$46.00	\$1,554.00	\$46.00	\$1,554.00
Revolving Debt:	\$210.00	\$6,501.00	\$210.00	\$6,501.00
Child Support:	\$0.00	\$0.00	\$0.00	\$0.00
Alimony:	\$0.00	\$0.00	\$0.00	\$0.00
Job Related Expenses:	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00
Total Stated:	\$3,618.00	\$428,361.00	\$3,618.00	\$428,361.00

**Add Liability**

**List of Liabilities**

CREDITOR ▲	DEBT TYPE	PAYMENT AMOUNT	OUTSTANDING BALAN...	ACCT NUMBER	HANDLING	CRE
Andy America / Amy						
<b>ALLEN BANK CARD</b>	Credit Card	\$133.00	\$4,665.00	435617	Include In Debt Calc...	
<b>BEST EVER MORTG</b>	Real Estate Mortgage	\$1,691.00	\$210,279.00	502088	Include In Debt Calc...	
<b>BURSTING CREDIT</b>	Credit Card	\$27.00	\$1,357.00	171442	Include In Debt Calc...	
<b>CALLABLE MORTG...</b>	Real Estate Mortgage	\$1,671.00	\$210,027.00	757570	Include In Debt Calc...	

**SAVE** **CANCEL**

# Marking Liabilities to be Paid Off or Excluded (cont.)

1. Change "Handling" to detail (satisfy with proceeds, include in DTI, etc.)
2. Then, "Save"

**IMPORTANT: Do this for every liability being paid off or excluded**

Edit Liability ✕

**Liability Details** | Additional Information | Account History

Liability Type:  Revolving Debt/Installment Loans/Mortgages  Other Monthly Debts

\* Debt Type: Credit Card

\* Name of Creditor: BURSTING CREDIT

Address:

Zip, City & State:

Account Number: 171442

Phone Number:  Fax Number:

Credit Report Balance: \$0.00

\* Payment: \$27.00 Months Remaining: 50

Outstanding Balance: \$1,357.00 \* Handling:

Closed Date Closed:  Payoff Expires:

Applies To

Andy America

Amy America

Include In Debt Calculations

Omitted From Debt Calculations

Include In Debt Calculations

Resubordinated

Ignore

To Be Satisfied With Loan Proceeds

Paid By Another Party

Exclude based on # of months

**1**

**2**

CANCEL SAVE & ADD **SAVE**

# For All Piggyback Purchase Loans

1. Select REO Information tab on the left
2. Click the address of the new property being purchased
3. Make sure all highlighted fields are completed in this pop-up box and boxes check for hazard insurance and real estate taxes
4. Check the "Former/Future Primary" box as this is a purchase
5. Click "Save"

**View Pipeline**

Loan Details  
Short Application  
New Credit Reports  
Product & Pricing Checklist  
Full Application  
Borrowers  
Employment/Income  
Income  
Assets  
Liabilities  
**REO Information**  
Purpose & Property  
Housing Expenses  
Qualifying the Borrower  
Declarations  
Demographic Info

Lender Loan Number: 4000002337  
Lock Expiration:  
Loan Status: Wholesale PreApp - Registered  
Borrower Name: America, Andy  
Subject Property: 1315 Main Street, Beverly Hills, CA 9021...  
Loan Purpose: Other  
Product: 30 Year Standalone Fixed 2nd  
Program:  
Loan Amount: \$275,000.00  
Interest Rate: 8.649%  
LTV/CLTV: 36.67% / 64.71%

Schedule of Real Estate for: All Borrowers  Show Gross Rental Properties

**+ Add Property**

PROPERTY ADDRESS	PROPERTY STATUS
Andy America	
1315 Main Street, Beverly Hills, CA 90210	Retained

**Property Info**

Subject Property  Same as Present Address

Address Line One: 1315 Main Street

Unit Type, Unit #: [Dropdown]

Address Line Two: 90210 Beverly Hills CA

Country: United States

Property Type: Single Family

\* Property Status: Retained

\* Present Market Value: \$750,000.00

\* Occupancy Type:  Primary Residence  Second Home  Investment

Number of Units: 1

Former / Future Primary

Other

**Associated Liabilities**  
Choose... New

**Applies To**  
 Andy America  
 Amy America

Current Monthly Expenses	Included in Assc. Liability Payments
Mortgage Insurance: \$0.00	<input checked="" type="checkbox"/>
Hazard Insurance: \$0.00	<input checked="" type="checkbox"/>
Real Estate Taxes: \$0.00	<input checked="" type="checkbox"/>
Homeowner's Association Fees: \$0.00	<input type="checkbox"/>
Flood Insurance: \$0.00	<input type="checkbox"/>
Other Expenses: \$0.00	<input type="checkbox"/>
Total Monthly Expenses: \$0.00	

CANCEL SAVE & ADD SAVE

# Confirm Purpose & Property

1. Go into "Full Application", "Purpose & Property"
2. Double check that the highlighted "Property Status" & "Building Status" fields are filled in
3. If not, pick the status and then "Save"
4. Need to add the amount of taxes and insurance in this section or DTI will be wrong.

**View Pipeline**

**Loan Status:** Wholesale PreApp - Registered  
**Loan Purpose:** Other  
**Loan Amount:** \$275,000.00

**Lender Loan Number:** 4000002305  
**Lock Expiration:**  
**Borrower Name:** America, Andy  
**Subject Property:** 1315 Main Street Beverly Hills, CA 9021...

**Product & Pricing Checklist**

- Full Application
- Borrowers
- Employment/Income
- Income
- Assets
- Liabilities
- REO Information
- Purpose & Property**
- Housing Expenses
- Qualifying the Borrower
- Declarations
- Demographic Info
- Ratios
- Lock Management
- Loan Submission
- Loan Processing
- Contacts
- Import History
- Status History

**Property Information** **Property Hazard Insurance**

Semi-Detached:  Yes  No

\* **Property Status:** Retained

Mixed Use:

FHA Secondary Residence:

Property is currently subject to a Clean Energy Lien:

Conversion of Contract for Deed:

Homestead Property:  Yes  No

CEMA Requested:  Yes  No

Number of Units: 1

Market Value: \$750,000.00

Month/Year Built: /

Lot Size (Acres): 0

Square Feet: 0

Maintenance and Utilities: (null per Sq. Ft.) 0 **Calc**

New Construction:  No  Yes **New Construct**

\* **Building Status:** Existing

Estate Held In:  Fee Simple  Leasehold **Leasehold Info**

**Proposed Monthly Expenses** **Copy Present Expenses**

* Hazard Insurance:	\$100.00
* Property Taxes:	\$391.00
Flood Insurance:	
Homeowner Assn Dues:	\$0.00
Other Expenses:	\$0.00

**Add Other Expenses**

**Refinance Information**

Title Currently Held in What Name(s):

Year Acquired: /

Original Cost: \$0.00

Improvements Made:  Made  To Be Made

Description of Improvements:

Cost of Improvements: \$0.00

**Property Units Information**

	Number of Rooms:	Number of Bedrooms:	Number of Baths:	Gross Monthly Rent:	Estimated Rent:
Unit 1:	0	0	0	\$0.00	\$0.00
Unit 2:	0	0	0	\$0.00	\$0.00
Unit 3:	0	0	0	\$0.00	\$0.00
Unit 4:	0	0	0	\$0.00	\$0.00

**SAVE** **CANCEL**

# Confirm Declarations

1. Enter "Declarations" on left
2. Make sure all questions are answered
3. Then, "Save" (you must save even if already completed)

[View Pipeline](#)

Loan Details  
Short Application  
New Credit Reports  
Product & Pricing Checklist  
Full Application  
Borrowers  
Employment/Income  
Income  
Assets  
Liabilities  
REO Information  
Purpose & Property  
Housing Expenses  
Qualifying the Borrower  
**Declarations**  
Demographic Info  
Ratios  
Lock Management  
Loan Submission  
Loan Processing  
Contacts  
Import History  
Status History

**Lender Loan Number:** 4000002305    **Lock Expiration:**    **Loan Status:** Wholesale PreApp - Registered    **Loan Purpose:** Other    **Loan Amount:** \$275,00  
**Borrower Name:** America, Andy    **Product:** 30 Year Standalone Fixed 2nd    **Interest Rate:** 8.649%  
**Subject Property:** 1315 Main Street Beverly Hills, CA 9021...    **Program:**    **LTV/CLTV:** 36.67%

**About this property and your money for this loan**

A. Will you occupy the property as your primary residence?

If YES, have you had an ownership interest in another property in the last three (3) years?

(1) What type of property did you own?

(2) How did you hold title to the home?

B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?

C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application?

If YES, what is the amount of this money?

D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application?

2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on the application?

E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)?

**Andy America**

No  Yes

No  Yes

Select Property Type

Select Title Manner

No  Yes

No  Yes

\$0.00

No  Yes

No  Yes

No  Yes

**Amy America**

No  Yes

No  Yes

Select Property Type

Select Title Manner

No  Yes

No  Yes

\$0.00

No  Yes

No  Yes

No  Yes

No  Yes

**SAVE** **CANCEL**

# Home Equity Specific Demographic Questions

1. Enter "Demographic Info" on left
2. Answer these 4-home equity related questions not included in your 3.4 (at least 1 of these questions needs to be answered "YES")
3. Then, "Save"

**View Pipeline**

Loan Details  
Short Application  
New Credit Reports  
Product & Pricing Checklist  
Full Application  
Borrowers  
Employment/Income  
Income  
Assets  
Liabilities  
REO Information  
Purpose & Property  
Housing Expenses  
Qualifying the Borrower  
Declarations  
**Demographic Info**  
Ratios  
Lock Management  
Loan Submission  
Loan Processing  
Contacts  
Import History  
Status History

**Loan Status:** Wholesale PreApp - Registered  
**Borrower Name:** America, Andy  
**Subject Property:** 1315 Main Street  
Beverly Hills, CA 9021...

**Loan Purpose:** Other  
**Product:** 30 Year Standalone Fixed 2nd  
**Program:**

**Loan Amount:** \$275,000.00  
**Interest Rate:** 8.649%  
**LTV/CLTV:** 36.67% / 64.71%

**Lender Loan Number:** 4000002305  
**Lock Expiration:**

Demographic Info for Borrower:  Andy America  Amy America

**Application Taken:**  Face-to-Face interview  
 Telephone Interview  
 Fax or Mail  
 Email or Internet

**Ethnicity:**  
 Hispanic or Latino  
 Mexican  Puerto Rican  Cuban  
 Other Hispanic or Latino  
 Not Hispanic or Latino  
 I do not wish to provide this information

**Sex:**  
 Female  
 Male  
 I do not wish to provide this information

**Complete this section for all Face-to-Face Applications:**  
Was the ethnicity of the borrower collected on the basis of visual observation or surname?:  Yes  No  
Was the sex of the borrower collected on the basis of visual observation or surname?:  Yes  No  
Was the race of the borrower collected on the basis of visual observation or surname?:  Yes  No

**Race:**  
 American Indian or Alaska Native - enter name of enrolled principal tribe:   
 Asian  
 Asian Indian  Chinese  Filipino  
 Japanese  Korean  Vietnamese  
 Other Asian - enter race:   
 Black or African American  
 Native Hawaiian or Other Pacific Islander  
 Native Hawaiian  Guamanian or Chamorro  Samoan  
 Other Pacific Islander - enter race:   
 White  
 I do not wish to provide this information

**1**

**2**

\* Is any portion of this loan being used to purchase another property?:  Yes  No  
\* Will any of the proceeds from this loan be used for home improvement purposes?:  Yes  No  
Is any portion of this loan being used to pay off an existing mortgage?:  Yes  No  
Will you be using proceeds for something other than any of the 3 purposes listed above (purchase, refi, home improvement)?:  Yes  No

**3**

**SAVE** **CANCEL**

# Ratios Screen and Important Data Fields

1. Enter "Ratios" on left
2. This section shows you the current CLTV based on loan entry details
3. This section shows you the current DTI based on loan entry details
4. This section shows you the Loan Summary based on loan entry details

By clicking on the blue 3 dots, you can expand the detail in each section

[View Pipeline](#)

- Loan Details
- Short Application
- New Credit Reports
- Product & Pricing Checklist
- Full Application
- Borrowers
- Employment/Income
- Income
- Assets
- Liabilities
- REO Information
- Purpose & Property
- Housing Expenses
- Qualifying the Borrower
- Declarations
- Demograph **1**
- Ratios**
- Lock Management
- Loan Submission
- Loan Processing
- Contacts
- Import History
- Status History

<b>Loan Status:</b> Wholesale PreApp - Registered	<b>Loan Purpose:</b> Other	<b>Loan Amount:</b> \$275,000.00
<b>Lender Loan Number:</b> 4000002305	<b>Lock Expiration:</b>	<b>Borrower Name:</b> America, Andy
<b>Borrower Name:</b> America, Andy	<b>Product:</b> 30 Year Standalone Fixed 2nd	<b>Interest Rate:</b> 8.649%
<b>Subject Property:</b> 1315 Main Street Beverly Hills, CA 9021...	<b>Program:</b>	<b>LTV/CLTV:</b> 36.67% / 64.71%

<b>Loan Terms</b>	<b>Equity Ratios</b> <b>2</b>	<b>AUS LTV</b>	<b>Other Financing</b>
Lien Type/Position: <input type="text" value="Second Mortgage"/> <input type="text" value="2"/>	LTV: <input type="text" value="36.67%"/>	<input type="text" value="37.00%"/>	Concurrent Liens: <input type="text" value="\$0.00"/> Max Credit: <input type="text"/>
Note Rate: <input type="text" value="8.649%"/>	CLTV: <input type="text" value="64.70%"/>	<input type="text" value="65.00%"/>	Remaining Closed-End Liens: <input type="text" value="\$210,279.00"/>
Qualifying Rate: <input type="text" value="8.649%"/>	HCLTV: <input type="text" value="64.70%"/>	<input type="text" value="65.00%"/>	Remaining HELOC Balance: <input type="text" value="\$0.00"/> Max Credit: <input type="text"/>
Loan Term: <input type="text" value="360"/> I/O Term: <input type="text" value="0"/>			
Base Loan Amount: <input type="text" value="\$275,000.00"/>			
Financed MI: <input type="text" value="\$0.00"/>			
Total Loan Amount: <input type="text" value="\$275,000.00"/>			
Purchase Price/Mkt. Value: <input type="text" value="\$750,000.00"/>			
Improvements: <input type="text" value="\$0.00"/>			
Appraised Value Used: <input type="text" value="\$0.00"/>			

<b>Loan Summary</b> <b>4</b>	<b>Qualifying Ratios</b> <b>3</b>	<b>Borrower Funds to Close</b>
Total Income: <input type="text" value="\$90,000.00"/> <input type="text" value="..."/>	Housing Expense (FE): <input type="text" value="3.72%"/> <input type="text" value="..."/>	Required Funds: <input type="text" value="\$0.00"/>
Present Housing Expense: <input type="text" value="\$1,200.00"/> <input type="text" value="..."/>	Debt Ratio (BE): <input type="text" value="5.86%"/> <input type="text" value="..."/>	Required Reserves: <input type="text" value="\$0.00"/>
Proposed Housing Expense: <input type="text" value="\$3,343.62"/> <input type="text" value="..."/>	<b>Financed Properties</b>	Total Funds Required: <input type="text" value="\$0.00"/>
Other Obligations: <input type="text" value="\$1,927.00"/> <input type="text" value="..."/>	Number Of Financed Properties: <input type="text" value="1"/>	Verified Assets: <input type="text" value="\$0.00"/>
Total Obligations: <input type="text" value="\$5,270.62"/> <input type="text" value="..."/>		Total Available Reserves after Closing: <input type="text" value="\$0.00"/>

# Pricing and Locking Loans

1. Enter "Lock Management" on the left
2. Click "Lock"

**NOTE:** All Loans are **required to be locked** at registration. There is no float option.

The screenshot displays the Spring EQ loan management interface. On the left is a dark sidebar with a navigation menu. The main content area shows loan details and a 'Loan Lock History' section.

**Navigation Menu (Left Sidebar):**

- View Pipeline
- Loan Details
  - Short Application
  - New Credit Reports
  - Product & Pricing Checklist
- Full Application
  - Borrowers
  - Employment/Income
  - Income
  - Assets
  - Liabilities
  - REO Information
  - Purpose & Property
  - Housing Expenses
  - Qualifying the Borrower
  - Declarations
  - Demographic Info
  - Ratios
  - Lock Management** (highlighted with a green box and a '1' in a green circle)
  - Loan Submission
  - Loan Processing
  - Contacts
  - Import History
  - Status History

**Loan Details (Top Right):**

<b>Lender Loan Number:</b>	4000002305	<b>Lock Expiration:</b>		<b>Loan Status:</b>	Wholesale PreApp - Registered	<b>Loan Purpose:</b>	Other	<b>Loan Amount:</b>	\$275,000.00
				<b>Borrower Name:</b>	America, Andy	<b>Product:</b>	30 Year Standalone Fixed 2nd	<b>Interest Rate:</b>	8.649%
				<b>Subject Property:</b>	1315 Main Street Beverly Hills, CA 9021...	<b>Program:</b>		<b>LTV/CLTV:</b>	36.67% / 64.71%

**Loan Lock History (Main Content):**

Lock Management | Rate Lock Activity History

Lock Status:                      Lock Expires:  
Locked Rate:                      Points:

**Lock Price History**

ACTIVITY	DATE & TIME	NOTE RATE
----------	-------------	-----------

Buttons: **Lock** (highlighted with a green box and a '2' in a green circle), Update Lock, Extend Lock, Relock, Print Lock Confirmation, Lock History, Print Decision

# Pricing and Locking Loans (cont.)

1. Select your lock period. Option of 45 or 60 day locks. (45 is same price as 30, so choose at least 45 day lock)
2. On all fixed rate HELOAN's our system defaults to Lender Paid Compensation (LPC.) LPC is allowed on all HELOAN's and Fixline Fixed HELOC's, but not on Adjustable HELOC's.  
*You do have the option to go Borrower Paid Compensation (BPC) on all our products.*
3. If you wish to go BPC, you have flexibility on your compensation. Change Lender Paid Compensation to "NO", **(THIS IS REQUIRED ON ALL Adjustable HELOC's as LPC is not allowed)**, enter your compensation % of the loan amount, which can be 0% to 3%.
4. Click "Price to Lock"

**Lock Screen**

* Mortgage Type:	Conventional Mortgage	Manual Underwriting:	<input type="radio"/> Yes <input checked="" type="radio"/> No
* Amortization Type:	Fixed Rate Mortgage	Escrow Waivers:	<input checked="" type="checkbox"/> Taxes <input checked="" type="checkbox"/> Insurance
* Product:	30 Year Standalone Fixed 2nd	Closing in Entity Name:	
* Loan Term Months:	360	* Purchase Price:	\$0.00
* Investor:	SpringEQ	* Appraised / Adjusted Value:	\$750,000.00
Loan Program:		* Base Loan Amount:	\$275,000.00
ARM Plan:		Mortgage Insurance Financed:	\$0.00
* Interest Rate:	8.649%	Total Loan Amount:	\$275,000.00
Margin:		LTV:	36.67%
* Lock Days:		Concurrent Liens:	\$0.00
* Qualifying Credit Score:	728	DTI:	5.860%
* Occupancy:	Primary Residence	DSCR:	0.00%
* Property Type:	Detached	Remaining Closed-End Liens:	\$210,279.00
* Project Type:	Not in a project or development	Remaining HELOC Balance:	\$0.00
* Number of Units:	1	Max Credit:	\$0.00
* Loan Purpose:	Other	Combined LTV Ratio:	64.70%
Reason for Refinance:		HCLTV:	64.70%
* Documentation Type:	Full Doc	PMI Plan Type:	
Prepayment:	No Prepayment	PMI Coverage Pct:	0%
Emerging Banker:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Credit Event:	
		Lender Paid Compensation:	<input checked="" type="radio"/> Yes <input type="radio"/> No
		Broker Comp & Date:	1.525% 2022
		Borrower Paid Compensation:	\$0.00
		BPC Paid as a Percentage:	

# Pricing and Locking Loans (HELOC)

This screen shot shows a HELOC example of locking

1. Choose the rate (HELOC will only have 1 option)
2. Shows your lock period
3. Click "Lock", "Lock" "OK".

FYI - Print Lock Confirmation (you can always reenter to view/print again)

Pricing Details

Lock Days: 45 Day Rate Lock 2

30 Year HELOC With 10 Year Draw Period

Rate Price

RATE	INT ONLY PAYME...	30 DAY	45 DAY	60 DAY
11.125%	\$2,549.48	0.000%	0.000%	0.000%

\*Loans priced below the minimum price require a pricing exception.

Minimum Points: 0.000%      Maximum Points: 0.000%

Pricing Adjustments

ADJUSTMENT DESCRIPTION	NOTE RATE	POINTS
Base Rate	7.000%	0.000%
CA Property State Adjustment \$300,000+	0.000%	0.000%
FICO/HCLTV Adjustment - FICO Score (720-739) HCLTV (70-75%)	4.125%	0.000%

ARM Notes:

Margin: 0.000%      Floor: 4.000%

Lock Cancel 3

Lock Confirmation

**Lock Confirmation**

LOAN ATTRIBUTES	REQUESTED LOCK
Lock Date	11/21/2022 5:14 PM
Lock Expiration	1/05/2023
Lock Days	45
Lock Days	45
Lock Action	Approved
Days Extended	
Interest Rate	11.125%
Discount Points	0.000%
ARM Margin	0.000%
Product	30 Year HELOC With 10 Year Draw Period
Program	
Loan Amount	\$275,000.00
Mortgage Insured Financed Amount	\$0.00
Total Loan Amount	\$275,000.00
Other Financing	\$0.00
Cash Out Amount	\$0.00
Occupancy	Primary Residence
Loan Purpose	Other
Reason for Refinance	

Lock Cancel 3

# Pricing and Locking Loans (HELOAN)

## •This screen shot shows a HELOAN example of locking

1. Choose the rate and lock period. Top Rate should be selected when LPC. (LPC: 0% = par to client but includes your LPC compensation) Better pricing is shown as discount points/rate buy down to client if available in the state.
2. This shows you your lock period
3. Click "Lock", "Lock" "OK".
4. Print Lock Confirmation (you can always reenter to view/print again)

Pricing Details

Lock Days: 45 Day Rate Lock

30 Year Standalone Fixed 2nd

Net Rate & Pri	RATES	P & I PAYMENT	30 DAY	45 DAY	60 DAY
1	10.775%	\$2,572.24	0.000%	0.000%	0.500
	10.725%	\$2,561.91	0.125%	0.125%	0.625
	10.675%	\$2,551.58	0.250%	0.250%	0.750
	10.625%	\$2,541.27	0.375%	0.375%	0.875
	10.575%	\$2,530.97	0.500%	0.500%	1.000
	10.525%	\$2,520.67	0.625%	0.625%	1.125
	10.475%	\$2,510.39	0.750%	0.750%	1.250

\*Loans priced below the minimum price require a pricing exception.

Minimum Points: 0.000% Maximum Points: 0.000%

Pricing Adjustments

ADJUSTMENT DESCRIPTION	NOTE RATE	POINTS
Base Rate	5.649%	-1.625%
Loan Amount \$275,000 - \$300,000	-0.250%	0.000%
CA Property State Adjustment \$275,000 - \$300,000	0.000%	0.000%

Lock Cancel

Lock Confirmation

LOAN ATTRIBUTES REQUESTED LOCK

Lock Date	11/21/2022 2:52 PM
Lock Expiration	1/05/2023
Lock Days	45
Lock Action	Approved
Days Extended	
Interest Rate	10.775%
Discount Points	0.000%
ARM Margin	0.000%
Product	30 Year Standalone Fixed 2nd
Program	
Loan Amount	\$275,000.00
Mortgage Insured Financed Amount	\$0.00
Total Loan Amount	\$275,000.00
Other Financing	\$0.00
Cash Out Amount	\$0.00
Occupancy	Primary Residence
Loan Purpose	Other
Reason for Refinance	

Lock Cancel

Loan 2000000568 locked successfully

Congratulations, your Loan Lock Request has been fully submitted.

Print Confirmation

# Pricing and Locking Confirmation

After selecting your lock, you must confirm the rate entered during initial registration screen is the same – if not, fix it on the “Short Application”. If you do not confirm the rate matches, your Debt Ratio will be off.

1. Confirm rate on lock is same as rate on “Short Application”
2. Click on short application and make sure the Interest Rate matches your locked interest rate.

**Pricing Details**

Lock Days: 45 Day Rate Lock

**30 Year Standalone Fixed 2nd**

Net Rate & P	P & I PAYMENT	30 DAY	45 DAY	60 DAY
10.775%	\$2,572.24	0.000%	0.000%	0.500
10.725%	\$2,561.91	0.125%	0.125%	0.625
10.675%	\$2,551.58	0.250%	0.250%	0.750
10.625%	\$2,541.27	0.375%	0.375%	0.875
10.575%				
10.525%				
10.475%				

**Loans priced below the Minimum Points: 0.0**

**Pricing Adjustments**

**ADJUSTMENT DESCRIPTION**

Base Rate

Loan Amount \$275,000 -

CA Property State Adjust

**View Pipeline**

Loan Details

**Short Application**

New Credit Reports

Product & Pricing Checklist

Full Application

Lock Management

Loan Submission

Loan Processing

Contacts

Import History

Status History

**Lender Loan Number:** 4000002308

**Lock Expiration:**

**Loan Status:** Wholesale PreApp - Registered

**Borrower Name:** America, Andy

**Subject Property:** 1315 Main Street Beverly Hills, CA 9021...

**Loan Purpose:** Other

**Product:** 30 Year Standalone Fixed 2nd

**Program:**

**Loan Amount:** \$275,000.00

**Interest Rate:** 10.775%

**LTV/CLTV:** 36.67% / 64.71%

**Project Type:** [Dropdown]

**\* No. Units:** 1

**\* CEMA:** Yes No

**Unpaid Balance Amount:**

**Mortgage Type**

**\* Lien Type:** Second Mortgage

**\* Mortgage Type:** Conventional Mortgage

**\* Amortization Type:** Fixed Rate Mortgage

**\* Product:** 30 Year Standalone Fixed 2nd

**\* Loan Term Months:** 360 IO Term: 0

**\* Investor:** SpringEQ

**Program Type:**

**ARM Plan:**

**\* Purpose of Loan:** Other

**\* Refinance Purpose:**

**Refinance Type:**

**\* Documentation Type:** Full Doc

**Total Loan Amount:** \$275,000.00 **LTV Ratio:** 36.67%

**Mortgage Credit Certificate:** Yes No **Mortgage Credit Certificate**

**Other Financing**

**Concurrent Liens:** \$0.00 **Max Credit:** \$0.00

**Remaining Closed-End Liens:** \$0.00

**Remaining HELOC Balance:** \$0.00 **Max Credit:** \$0.00

**Combined LTV Ratio:** 36.67% **CLTV:** 36.67%

**Loan Interest Rate**

**\* Interest Rate:** 10.775%

**Qualifying Rate:** 10.775%

**ARM Margin:** 0.000% **ARM Index:** 0.000%

**Escrows**

**Escrow Waivers:** Taxes Insurance

# Lock Confirmation



## Lock Confirmation

4000002589

Borrower Name:	Andy America	Lock Date:	02-08-2023 04:03:14 PM
Subj Address:	2063 Mill Rd.	Lock Expiration:	03-27-2023
City, State, Zip:	Norristown, PA 19403	Locked Rate:	9.375%
Account Executive:	Kevin Schultz	Total Points:	0.000%
Lock Days:	45		

### Spring EQ, LLC

Compensation – 1.525%

The following lock attributes were used to determine your lock contract:

Product:	20 Year Standalone Fixed 2nd	Occupancy:	Primary Residence
Program:		Property Type:	Detached
ARM Margin:	0.000%	Number of Units:	1
Purchase Price:	\$0.00	Loan Purpose:	Other
Appraised Value:	\$750,000.00	Reason for Refinance:	
Base Loan Amount:	\$275,000.00	Manual Underwriting:	No
Mortgage Ins Financed:	\$0.00	Escrows / Impounds:	N/A
Other Financing:	\$0.00	Fees Buy-Out:	No
Total Loan Amount:	\$275,000.00	PMI Plan Type:	
LTV:	36.667%	PMI Coverage Pct:	0.000%
CLTV:	64.704%	Days Extended:	0
Qualifying Credit Score:	728	Compensation Type:	

The following adjustments were made to determine the above Total Points:

Adjustment Item Description	Rate Adjustment	Points Adjustment
Base Rate and Points	4.999%	0.000%
FICO/CLTV Adjustment - FICO Score (720-739) CLTV (60-65%)	4.626%	0.000%
Loan Amount \$275,000 - \$300,000	-0.250%	0.000%
PA Property State Adjustment \$275,000 - \$300,000	0.000%	0.000%
<b>Total Points</b>	<b>9.375%</b>	<b>0.000%</b>

# Submit The Loan

1. Enter "Loan Submission" on left
2. "Submit Loan for disclosures only" (will be preselected)
3. Click "Submit loan" – a submission confirmation box will pop up. Click "Yes".
4. **Your Loan Registration is not complete until you get this Confirmation box (example below) and loan status will be Wholesale App Registered.**

FYI\*\*\* Spring EQ will send all disclosures to your client(s) electronically

**Client(s) must acknowledge disclosures within 3 days of our credit pull or the loan will need to be restarted and resubmitted.**

The screenshot shows the Spring EQ loan submission interface. On the left is a navigation menu with 'Loan Submission' highlighted. The main area displays loan details and a 'Loan Submission' form. A 'Submit Loan' button is at the bottom left. A 'Confirm Submission' dialog box is open, asking 'Are you sure you want to submit the loan?' with 'Yes' and 'No' buttons. A 'Loan Submission Confirmation' dialog box is also open, displaying the message: 'Thank you, loan 4000002305 has been submitted successfully.' with an 'OK' button. Green callouts 1-4 point to the 'Loan Submission' menu item, the 'Submit Loan' button, the 'Yes' button in the confirmation dialog, and the 'Loan Submission Confirmation' dialog box respectively.

**Loan Details:**

- Lender Loan Number: 4000002305
- Lock Expiration: 1/5/2023
- Loan Status: Wholesale PreApp - Registered
- Borrower Name: America, Andy
- Subject Property: 1315 Main Street, Beverly Hills, CA 9021...
- Loan Purpose: Other
- Product: 30 Year Standalone Fixed 2nd
- Program:
- Loan Amount: \$275,000.00
- Interest Rate: 10.775%
- LTV/CLTV: 36.67% / 64.71%

**Loan Submission**

**Reason for Loan Submission**

- Submit for Loan Disclosures Only
- Submit for Loan Processing

**Loan Licensing Details**

Name: Company, 100 W. Matsonford Road, Radnor, PA 19087 (1) | Company/Branch NMLS ID: 1464945

DBA Name: | Company/Branch License: |

Address Line One: 100 W. Matsonford Road | MLO NMLS ID: 1276075

Address Line Two: Building 5, Suite 100 | MLO License #: |

Zip City State: 19087 Radnor PA

TRID Application Date: 11/21/2022

Broker certifies that consent was obtained from the applicant to order a credit report on the following date: 11/21/2022

By selecting Submit, you confirm that loan 4000002305 was submitted on the following date: 11/21/2022

Click Cancel to stop the submission process

**Confirm Submission**

Are you sure you want to submit the loan?

**Loan Submission Confirmation**

Thank you, loan 4000002305 has been submitted successfully.

**THANK YOU FOR YOUR VALUED BUSINESS!!!**

