



9.0 Pending Pricing Approvals

Once the due diligence process is complete the loan will indicate a status of Pending Pricing Approval. At this point the loan Seller must approve the proposed pricing based on the results of the due diligence.

From the **Pipeline** section, select the required loan which has the **Status of Pending Pricing Approval**.

Active	Inactive	Relockable	Funded	Pairoffs	All	Loan ID	Seller Loan ID	Inv Loan ID	Lock Date	Final Exp Date	Last Name	Product	Loan Amt	Chg	Price	Status
						200024072	30303		06/19/2019	07/19/2019	Test	5/1 ARM (Released)	\$175,000		101.8750	Registered
						200024071	10101		06/18/2019	07/18/2019	Test	Fixed 30 (Released)	\$200,000		102.0000	Rate lock
						200024039	202520986		11/07/2017	12/22/2017	Demo1	Fixed 30 (Released)	\$500,000		102.0000	Pending wire
						200024031	UAT-5	AF-24685	10/27/2017	12/26/2028	Estrada	Fixed 15 (Released)	\$1,246,132		101.8129	Rate lock
						200024030	UAT-4	AF-24684	10/27/2017	11/27/2028	Morgan	Fixed 15 (Released)	\$154,268		102.0000	Review in process
						200024029	UAT-3	AF-24683	10/27/2017	12/26/2028	Williams	Fixed 15 (Released)	\$614,321		102.0000	Reviewed with exceptions
						200024028	UAT-2	AF-24682	10/27/2017	12/26/2017	Jones	Fixed 15 (Released)	\$952,349		101.7491	Pending Pricing Approval
						200024027	UAT-1	AF-24681	10/27/2017	12/26/2017	Smith	Fixed 15 (Released)	\$486,267		99.6091	OK to Fund

The system will take the Seller to the **Lock vs. Final Info** tab, which will display results from the due diligence review. Any difference between the **Lock Information** and the **Settlement Information** will be shown on this screen, including the **Total Adj**, **Max Price**, and **Final Price**.

Note: Any loan in a status beyond "Pending Price Approval", **Post File Submission Lock Extension(s)**, if applicable, will also be visible.

Characteristic	Lock Info Selection	Adj	Settlement Info Selection	Adj
Product	NonPrime Fixed 30 (Released)		NonPrime Fixed 30 (Released)	
Coupon	4.5000%		5.0000%	
Base Price		98.5000		99.5000
HCLTV	45.0000%	0.0000	45.0000%	0.0000
Lock Type	Best Efforts	0.0000	Best Efforts	0.0000
Lock Term	30 Days	0.0000	30 Days	0.0000
Loan Amount	\$987,654.00	-0.5000	\$987,654.00	-0.5000
Qualifying Credit Score	789	1.3750	789	1.3750
Occupancy	Owner	0.0000	Owner	0.0000
Purpose	Purchase	0.0000	Purchase	0.0000
Property Type	SFR	0.0000	SFR	0.0000
DTI	35.0000%	0.0000	15.0000%	0.0000
Escrow Account	Yes	0.0000	Yes	0.0000
PITI Reserves Months	11.0000	0.0000	12.0000	0.0000
State	CO	0.0000	CO	0.0000
Product	NonPrime Fixed 30 (Released)	0.0000	NonPrime Fixed 30 (Released)	0.0000
Primary Housing Lates in Last 24 Months	Yes	0.0000	Yes	0.0000

Total Adj	0.8750	0.8750
Max Price	102.5000	102.5000
Post File Submission Lock Extension - 7 days	-0.1250	-0.1250
Post File Submission Lock Extension - 7 days	-0.1250	-0.1250
Final Price	99.3750	100.1250



The final loan data will also be available under the **Final Loan Characteristics** tab.

Loan Confirm Demo Seller (301665) Document Inventory Loan Exceptions D

Loan ID 200024028 Lock vs. Final Info **Final Loan Characteristics**

<p>Loan ID 200024028</p> <p>This is a customizable content message for when the Due Diligence is complete for a loan</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Pricing Data Characteristics</th> <th style="text-align: left;">Value</th> </tr> </thead> <tbody> <tr><td>Address City</td><td>Denver</td></tr> <tr><td>Address State</td><td>CO</td></tr> <tr><td>Address Street</td><td>234 Main</td></tr> <tr><td>Address Zip</td><td>80249</td></tr> <tr><td>Amortization Term</td><td>180</td></tr> <tr><td>Borrower First Name</td><td>Bill</td></tr> <tr><td>Borrower Last Name</td><td>Jones</td></tr> <tr><td>Borrower SSN</td><td>xxx-xx-2222</td></tr> <tr><td>HCLTV</td><td>79.3625</td></tr> <tr><td>Escrow Account</td><td>1</td></tr> <tr><td>First Payment Date</td><td>2017-10-01</td></tr> <tr><td>Occupancy</td><td>O</td></tr> <tr><td>Original Term</td><td>180</td></tr> <tr><td>PITI Reserves Months</td><td>439.03</td></tr> <tr><td>Property Type</td><td>SFR</td></tr> <tr><td>Qualifying FICO</td><td>800</td></tr> <tr><td>Coupon</td><td>3.375</td></tr> <tr><td>DTI</td><td>68.332</td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">AMC Diligence Data Characteristics</th> <th style="text-align: left;">Value</th> </tr> </thead> <tbody> <tr><td>Origination Channel</td><td>Retail</td></tr> <tr><td>Mortgage Type</td><td>Conventional without MI</td></tr> <tr><td>Documentation Type</td><td>Full</td></tr> </tbody> </table>	Pricing Data Characteristics	Value	Address City	Denver	Address State	CO	Address Street	234 Main	Address Zip	80249	Amortization Term	180	Borrower First Name	Bill	Borrower Last Name	Jones	Borrower SSN	xxx-xx-2222	HCLTV	79.3625	Escrow Account	1	First Payment Date	2017-10-01	Occupancy	O	Original Term	180	PITI Reserves Months	439.03	Property Type	SFR	Qualifying FICO	800	Coupon	3.375	DTI	68.332	AMC Diligence Data Characteristics	Value	Origination Channel	Retail	Mortgage Type	Conventional without MI	Documentation Type	Full
Pricing Data Characteristics	Value																																														
Address City	Denver																																														
Address State	CO																																														
Address Street	234 Main																																														
Address Zip	80249																																														
Amortization Term	180																																														
Borrower First Name	Bill																																														
Borrower Last Name	Jones																																														
Borrower SSN	xxx-xx-2222																																														
HCLTV	79.3625																																														
Escrow Account	1																																														
First Payment Date	2017-10-01																																														
Occupancy	O																																														
Original Term	180																																														
PITI Reserves Months	439.03																																														
Property Type	SFR																																														
Qualifying FICO	800																																														
Coupon	3.375																																														
DTI	68.332																																														
AMC Diligence Data Characteristics	Value																																														
Origination Channel	Retail																																														
Mortgage Type	Conventional without MI																																														
Documentation Type	Full																																														

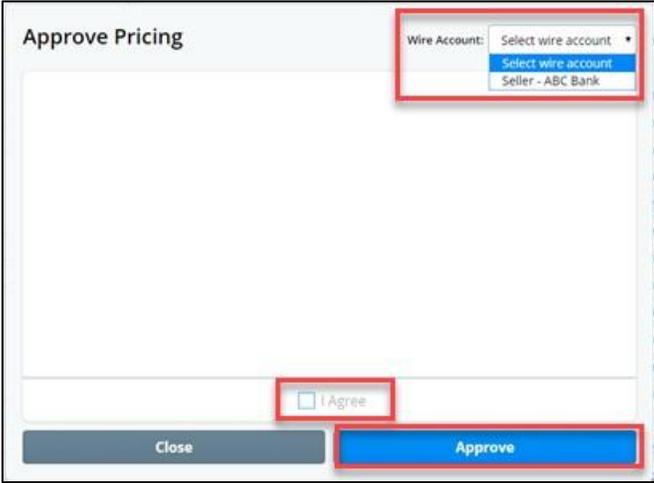
Once all the information about the loan has been reviewed, the Seller can approve the final pricing by clicking the **Approve Pricing** button at the bottom of the **Lock vs. Final Info** tab.

Basic Loan Info	Base Price	100.6241	100.6241
Seller Loan ID UAT-2	CLTV	24.76%	74.36%
Investor Loan ID AF-24682	Lock Type	Mandatory	Mandatory
Seller Name Demo Seller	Lock Term	45 Days	45 Days
Borrower Info	Loan Amount	\$952,349.43	\$952,349.43
First Name Bill	FICO	812	800
Last Name Jones	Occupancy	Owner	Owner
SS # xxx-xx-2222	Purpose	Purchase	Purchase
Property Info	Property Type	SFR	SFR
Address 234 Main Denver, CO 80249 County: Denver	DTI	35.00%	48.33%
Registration Date 10/27/2017	Escrow Account	Yes	Yes
Lock Date 10/27/2017	PITI Reserves Months	11	8
Exp Date 12/11/2017	State	CO	CO
Final Exp Date 12/26/2017	Total Adj	2.1250	1.1250
Post-Close Docs Not Uploaded	Max Price	102.0000	102.0000
Post-Close Docs Received Date	Final Price	102.0000	101.7491
Collateral Received Date			
Wire Account			
Investor Funded Date			

Approve Pricing



Once the pricing has been approved, the system will open a window asking which wire account to use. The Investor, based on the Seller’s instructions, will have all requested wire accounts set up. They will appear in the **Wire Account** drop-down menu. This list will contain all the warehouse lenders where the Seller will need the loans funds wired. Once the **Wire Account** has been selected, click the checkbox next to **I Agree** then click **Approve**.



9.1 Load Funding Memo Approval

Once the price has been approved, the loan will step to Pending Wire while a funding memo is being generated. Funding memos are generated per instructions from the Investor and will be based upon the dates the Seller is set to receive wires. Once the memo is generated, it must be approved. The Seller will receive an email notifying them of a funding memo pending approval.

Active	Inactive	Relockable	Funded	Pairoffs	All							
Loan ID	Seller Loan ID	Inv Loan ID	Lock Date	Final Exp Date	Last Name	Product	Loan Amt	Chg	Price	Status		
200024072	30303		06/19/2019	07/19/2019	Test	S/1 ARM (Released)	\$175,000		101.8750	Registered	...	
200024071	10101		06/18/2019	07/18/2019	Test	Fixed 30 (Released)	\$200,000		102.0000	Rate lock	...	
200024039	202520986		11/07/2017	12/22/2017	Demo1	Fixed 30 (Released)	\$500,000	▲	102.0000	Pending wire	...	
200024031	UAT-5	AF-24685	10/27/2017	12/26/2028	Estrada	Fixed 15 (Released)	\$1,246,132		101.8129	Rate lock	...	
200024030	UAT-4	AF-24684	10/27/2017	11/27/2028	Morgan	Fixed 15 (Released)	\$154,268		102.0000	Review in process	...	
200024029	UAT-3	AF-24683	10/27/2017	12/26/2028	Williams	Fixed 15 (Released)	\$614,321		102.0000	Reviewed with exceptions	...	
200024028	UAT-2	AF-24682	10/27/2017	12/26/2017	Jones	Fixed 15 (Released)	\$952,349	▼	101.7491	Pending Pricing Approval		
200024027	UAT-1	AF-24681	10/27/2017	12/26/2017	Smith	Fixed 15 (Released)	\$486,267	▼	99.6091	OK to fund		

Total Active Pipeline: \$4,328,338 Loans Per Page: 100



To approve the funding memo, the Seller can access the loan one of two ways. This first is to select the **Loan ID** from the **Pipeline** section with the status **Pending Wire** as in the picture above.

Click the Funding memo button at the bottom of the page.

Pending wire		Coupon	4.5000%	4.5000%
Basic Loan Info		Base Price	101.7536	101.7536
Seller Loan ID	202520986	CLTV	80.00%	0.0000
Investor Loan ID		Lock Type	Mandatory	0.0000
Seller Name	Demo Seller	Lock Term	30 Days	0.0000
Borrower Info		Loan Amount	\$500,000.00	0.0000
First Name	Test1	FICO	800	0.0000
Last Name	Demo1	Occupancy	Owner	0.0000
SS #	xxx-xx-4857	Purpose	Purchase	0.0000
Property Info		Property Type	SFR	0.0000
Address	123 Main St Denver, CO 80246	DTI	35.00%	0.0000
Registration Date	11/07/2017	Escrow Account	Yes	0.0000
Lock Date	11/07/2017	PITI Reserves Months	2	0.0000
Exp Date	12/07/2017	State	CO	0.0000
Final Exp Date	12/22/2017	Total Adj		0.0000
Post-Close Docs	Processed	Max Price		102.0000
Post-Close Docs Received Date	11/07/2017	Final Price	101.7536	102.0000
Collateral Received Date				
Wire Account	Warehouse - Test123			
Investor Funded Date				

Funding Memo

The Funding Memo screen will open. A separate funding memo is generated for each wire account requested. The funding memo screen for each wire account will contain the data concerning the total number of loans that require approval along with the gross weighted average coupon, weighted average, and funds to be wired.

<< Back to Funding Memos List						
05/09/2019 Loan Details						
Date	05/09/2019	Admin Approved Proceeds	No	Seller Approved Proceeds	No	
Loan No.	200024039	Borrower	Demo1, Test1	Original Balance	\$500,000.00	
				Scheduled Balance	\$487,762.89	
				Product	Fixed 30 (Released)	
Total Balances:				\$500,000.00	\$487,762.89	
Purchasing				\$487,762.89	Tax Contract Fee	-\$85.00
Gross WAC			4.5000%		Flood Cert Fee	-\$15.00
WA Price			102.0000		MERS Fee	\$0.00
Gross Proceeds			\$497,518.15		Processing Fee	-\$500.00
Accrued Interest			\$487.76		Approval Fee	\$0.00
Escrow Balance			\$0.00		Funding Adjustment	\$0.00
Wiring Instructions						
Funds to be Wired				\$497,405.91	Account Type	Warehouse
Address					Account Name	Test123
Phone					ABA Number	123456789
					Account Number	963852741

Approve Funding Memo
Export to Excel
Export to CSV
Export Summary



To view the breakout of the loans in the funding memo, select the Loans Details tab. This screen displays all loans included in the funding memo and corresponding data including scheduled balance, rate lock price, gross proceeds, days interest, accrued interest, fees, and total proceeds.

05/09/2019		Loan Details
Loan ID	200024039	
Seller Loan ID	202520986	
Borrower	Demo1, Test1	
Original Balance	\$500,000.00	
Scheduled Balance	\$487,762.89	
Interim Balance	\$487,762.89	
Gross Coupon	4.5000	
Net Coupon	4.5000	
Rate Lock Price	101.7536	
Funding Price	102.0000	
Gross Proceeds	\$497,518.15	
Days Interest	8	
Accrued Interest	\$487.76	
Tax Contract Fee	-\$85.00	
Flood Cert Fee	-\$15.00	
MERS Fee	\$0.00	
Processing Fee	-\$500.00	
Funding Adjustment	\$0.00	
Total Proceeds	\$497,405.91	
First Payment Date	12/01/2017	
Interest Paid Through Date	05/01/2019	
Elapsed Months		
Disbursement Date		

When the Seller is ready to approve the funding memo, return to the Funding Memo screen and select **Approve Funding Memo**. If there is a loan in the funding memo that the Seller does not wish to approve, the Seller must contact the Investor and they will regenerate a new funding memo excluding the particular loan.

<< Back to Funding Memos List						
05/09/2019		Loan Details				
Date	05/09/2019	Admin Approved Proceeds	No	Seller Approved Proceeds	No	
Loan No.	200024039	Borrower	Demo1, Test1	Original Balance	\$500,000.00	
				Scheduled Balance	\$487,762.89	
				Product	Fixed 30 (Released)	
Total Balances:				\$500,000.00	\$487,762.89	
Purchasing				\$487,762.89	Tax Contract Fee	-\$85.00
Gross WAC				4.5000%	Flood Cert Fee	-\$15.00
WA Price				102.0000	MERS Fee	\$0.00
Gross Proceeds				\$497,518.15	Processing Fee	-\$500.00
Accrued Interest				\$487.76	Approval Fee	\$0.00
Escrow Balance				\$0.00	Funding Adjustment	\$0.00
Wiring Instructions						
Funds to be Wired				\$497,405.91	Account Type	Warehouse
Address					Account Name	Test123
Phone					ABA Number	123456789
					Account Number	963852741

Approve Funding Memo

Export to Excel

Export to CSV

Export Summary

Note: The Seller can also export the loan to Microsoft Excel, to a CSV, and export a summary of the loan from this page.



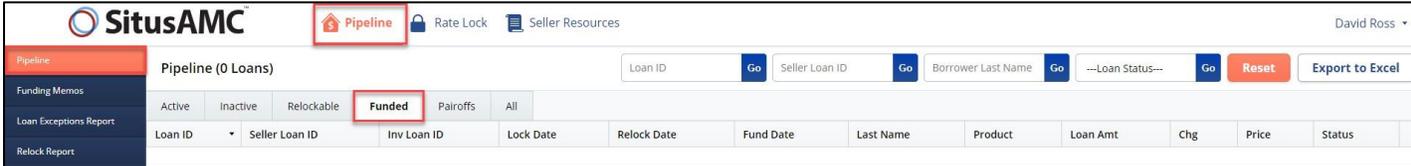
The second way to access the funding memo that requires approval is to select the **Funding Memos** under the **Pipeline** heading.



This will open a screen with all funding memos that require approval.

10.0 Funded Loans

Once a loan has been funded it can be accessed under the **Funded** tab in the **Pipeline** heading.



The Seller can access any of these loans by click on the **Loan ID**. The Seller will have access to the **Lock vs. Final** and **Final Loan Characteristics** tabs to reference any of the loan review and lock details.

Loan ID 200024028		Lock vs. Final Info	Final Loan Characteristics
Loan ID 200024028		Characteristic	Lock Info Selection
Status		Product	Adj
Pending Pricing Approval		Fixed 15 (Released)	Fixed 15 (Released)
Basic Loan Info		Coupon	Adj
Seller Loan ID	UAT-2	3.3750%	3.3750%
Investor Loan ID	AF-24682	Base Price	Adj
Seller Name	Demo Seller	100.6241	100.6241
Borrower Info		CLTV	Adj
First Name	Bill	24.76%	0.0000
Last Name	Jones	0.0000	74.36%
SS #	xxx-xx-2222	Lock Type	0.0000
Property Info		Mandatory	Mandatory
Address	234 Main Denver, CO 80249 County: Denver	Lock Term	45 Days
Registration Date	10/27/2017	-0.2500	-0.2500
Lock Date	10/27/2017	Loan Amount	\$952,349.43
Exp Date	12/11/2017	0.2500	\$952,349.43
Final Exp Date	12/26/2017	FICO	Adj
Post-Close Docs	Not Uploaded	812	2.0000
Post-Close Docs Received Date		Occupancy	800
Collateral Received Date		Owner	0.0000
Wire Account		Purpose	0.1250
		Purchase	0.1250
		Property Type	SFR
		0.0000	0.0000
		DTI	Adj
		35.00%	0.0000
		Escrow Account	Yes
		0.0000	Yes
		PITI Reserves Months	11
		0.0000	8
		State	CO
		0.0000	CO
		Total Adj	Adj
		2.1250	1.1250
		Max Price	Adj
		102.0000	102.0000
		Final Price	Adj
		102.0000	101.7491