

### The QM Trace Overview

The QM Trace icon appears on the Eligible Product screen after you have entered your loan scenario within Optimal Blue. The QM Trace acts as an initial test to estimate the points and fees do not surpass 3% of the loan amount. Brokers can click the QM Trace icon to view the calculations used to determine the QM Pass or Fail.

QM	QM Trace	Rate	PBI	LockPeriod	Discount/Rebate(\$/%)	Price	Bona Fide Discount in Points	Select
✗		2.500	\$395	30	3.193% (\$3193)	96.807	3.193%	
✓		2.625	\$402	30	2.217% (\$2217)	97.783	2.217%	
✓		2.750	\$408	30	1.221% (\$1221)	98.779	1.221%	
✓		2.875	\$415	30	0.580% (\$580)	99.420	0.580%	
✓		3.000	\$422	30	-0.088% (-\$88)	100.088	0.000%	
✓		3.125	\$428	30	-0.457% (-\$457)	100.457	0.000%	
✓		3.250	\$435	30	-0.761% (-\$761)	100.761	0.000%	

**Note:** The QM Trace test does not include additional fees (i.e., processing fees or seller credits) charged/credited to the borrower not included in the pricing scenario. Final QM eligibility will be determined prior to clear to close.

### To Use the QM Trace Test:

1. Click **Product and Pricing** within the portal.
2. Review the search criteria.
3. Click the **eligible product** to expand the view by rate.

**Note:** If the loan scenario was only eligible for one product, the pricing by rate information appears automatically.

4. Click the **QM Trace** icon () for any rate option to review the QM Calculations for that rate.
  - a. The ✗ symbol appears if the loan scenario did not pass the QM Trace test.
  - b. The ✓ symbol appears if the loan scenario did pass the QM Trace test.

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5. Review the calculations provided.

a) **Current Loan Values** – This box provides a summary of the information entered into the loan scenario.

- Click the ▾ symbol for **QM Loan Amount** to view the Base Loan Amount, Lender Fee (i.e., Admin Fee, Application Fee, Processing Fee, Underwriting Fee) and Broker Compensation.

b) **QM Trace Information** – This box provides a summary of the calculations used compared to FGMC’s Limits and CFPB Limit.

c) **QM Points and Fees** – This box provides a comparison of the Current Amount to the QM Impact Amounts.

- Click the ▾ symbol for **Total Bona Fide Discount Points** to view a list of the Excludable Bona Fide Discount Points and the Non-Excludable Bona Fide Discount Points.

Print

**Current Loan Values**

Description	Value
Base Loan Amount	\$250,000.00
Total Loan Amount	\$250,000.00
QM Loan Amount	\$246,601.00
Base Loan Amount	\$250,000.00
Application Fee	(\$899.00 / 0.360%)
Broker Compensation	(\$2,500.00 / 1.000%)
Rate	3.125%
APOR Date	6/24/2020
APOR	3.190%
Start/Par Rate	2.875%
Start/Par Price	99.722
APR	3.437%
Price	100.764
Lock Period	30
Product	FGMC - Wholesale Conventional FHLMC 30 Year Fixed

**QM Trace Information**

Description	Value	Lender Limit	CFPB Limit	Passes Lender Limit
Toxic Features				✓
HPML (APR Minus APOR)	0.247%	1.500%	1.500%	✓
DTI	25.400%	9999999.000%	43.000%	✓
Points and Fees	\$4,317.00 / 1.727%	\$7,398.03 / 3.000%	\$7,398.03 / 3.000%	✓
Excludable Bona Fide Discount Points	\$0.00 / 0.000%	\$5,000.00 / 2.000%	\$5,000.00 / 2.000%	

**QM Points and Fees**

Description	Current Amount	QM Impact Amount
Finance Charges	\$3,622.00 / 1.449%	\$3,622.00 / 1.449%
Total Bona Fide Discount Points	\$0.00 / 0.000%	\$0.00 / 0.000%
Excludable Bona Fide Discount Points	\$0.00 / 0.000%	\$0.00 / 0.000%
Non-Excludable Bona Fide Discount Points	\$0.00 / 0.000%	\$0.00 / 0.000%
Non-Bona Fide Discount Points	\$695.00 / 0.278%	\$695.00 / 0.278%
LO Comp Dollars	\$0.00 / 0.000%	\$0.00 / 0.000%
LLPAs/SRPs	(\$3,375.00) / -1.350%	\$0.00 / 0.000%
<b>Total QM Points and Fees:</b>		<b>\$4,317.00 / 1.727%</b>

5. If necessary, click **Print** located at the top of the page to print a copy of the page.

**Note:** The QM Trace test does not include additional fees (i.e., processing fees or seller credits) charged/credited to the borrower not included in the pricing scenario. Final QM eligibility will be determined prior to clear to close.