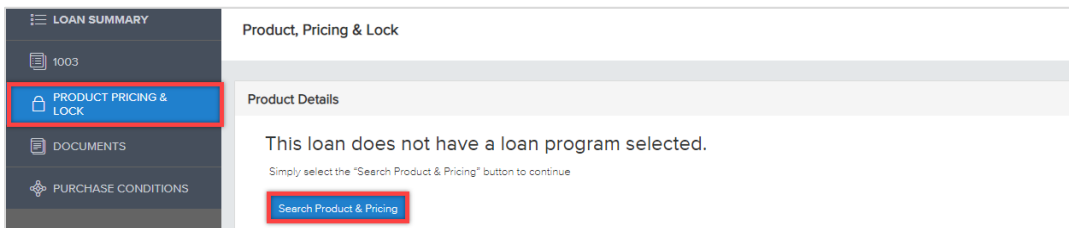


Overview

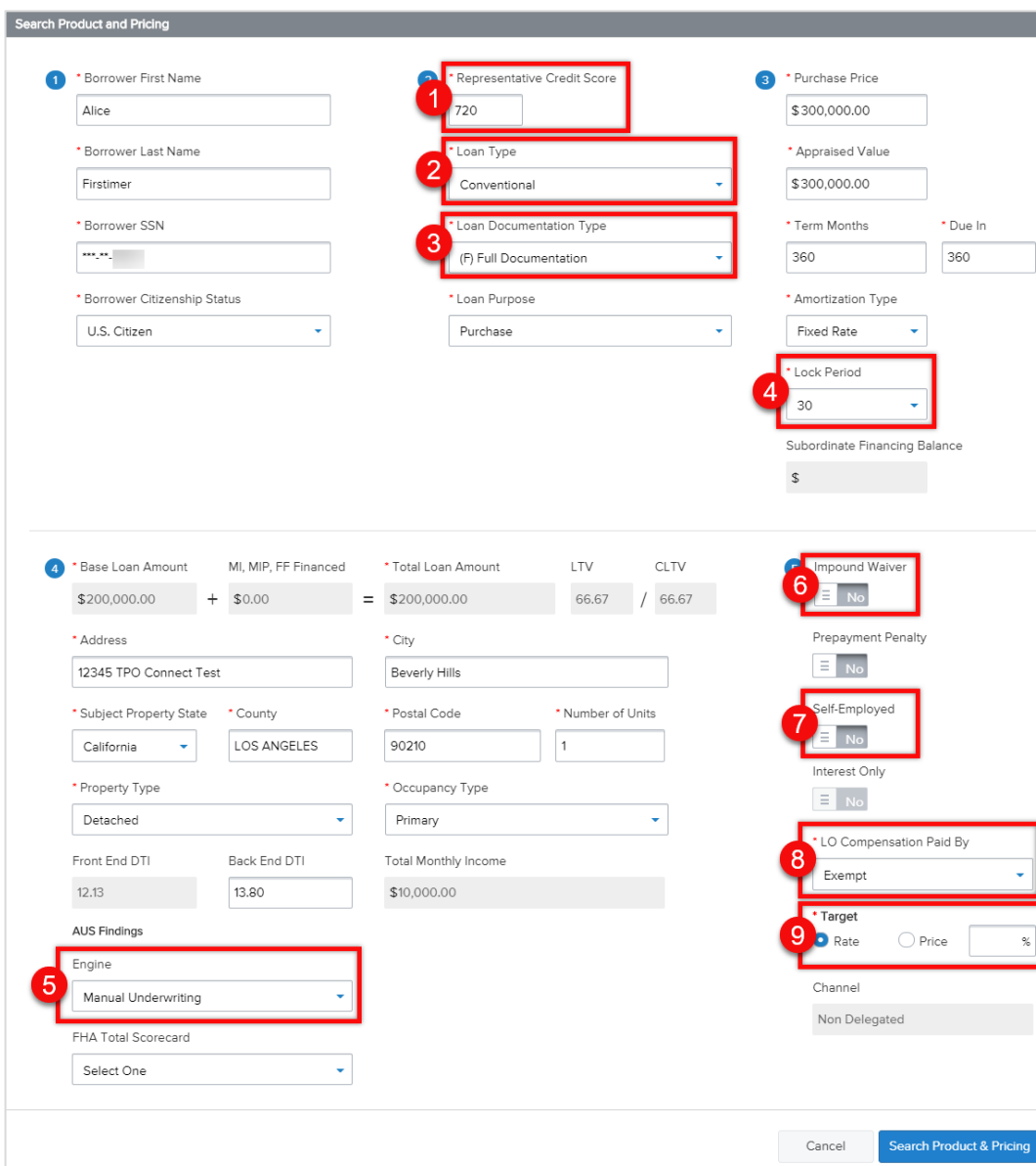
To lock a Non-QM loan within the [SOAR Portal](#), follow the steps below. Contact your Account Executive with questions regarding Non-QM rates or locks.

Step 1: Select **Product & Pricing** from the menu and click [Search Product & Pricing](#) to continue.



Step 2: Ensure the **required*** information appears and complete the fields outlined below. Once complete, click [Search Product and Pricing](#) to continue.

Note: Information on this screen automatically appears based on the imported 1003 and flows into the Optimal Blue pricing screens.



- 1. Representative Credit Score** – If credit is not ordered or reissued within the portal, enter the credit score.
- 2. Loan Type** – Select conventional for all Non-QM Products.
- 3. Loan Documentation Type** – Select the income documentation type.
Note: If using Bank Statements or Debt Service Coverage Ratio (DSCR), select Alternative Documentation.
- 4. Lock Period** – Select your Lock Period.
- 5. Engine** – Select Manual Underwriting for Non-QM products.
- 6. Impound waiver** – Select No.
Note: FGMC's NQM Products require escrow for taxes and insurance.
- 7. Self Employed-** Select Yes if using bank statements to qualify.
- 8. LO Compensation Paid By** – Select Exempt for a Non-Delegated loan.
- 9. Target** – Select either the rate or price radio button and enter your target rate or price.

Step 3: Complete the **required*** fields per the loan, product, and income source. Click **Submit** once all information is complete.

Note: FICO and DTI are required to obtain accurate pricing; this information will pull from your 1003 Import. If you need to make changes, please update the 1003.

Lien Information

Search for First Lien
 Search for Second Lien
 Search for HELOC Second Lien

• 1st Mtg Loan Amt (Base)
 • 2nd Mtg Loan Amt
 • HELOC Line Amt
 • HELOC Drawn Amt

Loan Information

• Price/Estimated Value
 • Appraisal Amount
 Loan Purpose
 • Cash-Out Amount

• LTV
 • CLTV New
 • HCLTV

• Waive Escrows
 • Delivery Type

• Prepayment Penalty

Borrower Information

Borrower First Name
 Borrower Last Name
 • FICO
 Self Employed

• Income Documentation
 • Asset Documentation
 • Employment Documentation
 • DTI Ratio

• Citizenship
 • First Time Home Buyer
 • Non-Occupant Coborrower

Property Information

Occupancy
 Property Type
 Number of Units
 • Number of Stories

State
 County
 Property Zip

First Lien Search Criteria

• Loan Type: Conforming
 FHA
 VA
 USDA
 NonConforming

Loan Term(s): 30 Yr
 25 Yr
 20 Yr
 15 Yr
 10 Yr
 40 Yr
 Max: 3

Amortization Type(s): Fixed
 ARM

ARM Fixed Term(s): 3 Yr
 5 Yr
 7 Yr
 10 Yr
 Max: 3

Product Type(s): All
 Standard
 Affordable
 HARP
 Hero/Champion
 HFA/Bond
 HUD Specialty
 Reno/Rehab
 Student Ln CO Refi
 USDA Streamline

Expanded Guidelines

Desired Price
 Desired Rate
 Desired Lock Period

Borrower Pays MI (if required)
 • Automated U/W System
 FHA Case # Assigned

• Interest Only

Total Loan Amount

Expanded Guideline Eligibility and Pricing (Not Evaluated for other Product Types)

Mtg Lates x30 (12 Mos)
 Mtg Lates x60 (12 Mos)
 Mtg Lates x90 (12 Mos)
 Mtg Lates x120 (12 Mos)

Mtg Lates x30 (13-24 Mos)
 Mtg Lates x60 (13-24 Mos)
 Mtg Lates x90 (13-24 Mos)
 Mtg Lates x120 (13-24 Mos)

• Income Verification Type
 • Bankruptcy Type
 • Bankruptcy Outcome
 • Bankruptcy Seasoning

• Housing Event Type
 • Housing Event Seasoning
 • Unique Property

- Cash-Out Amount** – For a cash-out refi, exclude the mortgage payoff from the Cash Out Amount.
- Delivery Type** – Select Non-Delegated.
- Prepayment Penalty** – Make the appropriate selection if pricing a Non-Owner-Occupied home; otherwise, select No Prepay.
- Income Documentation** – Select Verified, unless using DSCR to qualify, then select None.
- Asset Documentation** – Select Verified.
- Employment Documentation** – Select Verified.
- Citizenship** – Make the appropriate selection.
- First Time Home Buyer** – Make the appropriate selection.
- Non-Occupant Coborrower** – Make the appropriate selection.
- Loan Types** – Select NonConforming.
- Product Type(s)** – Check the box for Expanded Guidelines.
- Interest Only** – Make the appropriate selection.
- Mtg Lates** – Enter all x30, x60, x90, x120 mortgage lates.
- Income Verification Type** – Make the appropriate selection.
- Bankruptcy Type** – Make the appropriate selection. If applicable, complete the Bankruptcy Outcome and Bankruptcy Seasoning fields.
- Housing Event Type** – Make the appropriate selection. If applicable, complete the Housing Event Seasoning field.

Step 4: Select the appropriate product/rate or view ineligible products.

1. Click any **Product name** to view detailed rates and submit a lock.
2. Alternatively, select **Show** to any Eligible Product's right to view detailed rates and submit a lock.
3. Click **Show** to the right of any *Ineligible* Product to view the reason(s) the rate was not displayed.
4. Click **Revise Search** to make edits, if necessary.

Step 5: Select your price and submit your lock.

1. Adjust your lock period (if necessary).
2. The rate you entered on the first page or Product & Pricing will be highlighted.
3. To request a lock, click the **lock icon** to the right of your rate selection.
4. The Loan Level Pricing Adjusters for the loan are listed below the available rates.

Step 6: Click **Request Lock** to submit your lock request to the lock desk or click **Float Loan** to float the loan.

1. **Lender Contact Email** – Enter the email address to send the lock confirmation.
2. **Request Lock** – Send the Lock request to the Lock Desk.
3. **Float Loan** – Click Float Loan to float the loan and request the lock later.