

## Introduction

LoanNEX is a Non-QM pricing engine for FGMC's Maverick Solutions Non-QM Products. It is a free service available to all FGMC's approved Brokers. The LoanNEX tool consists of two easy to use functions:

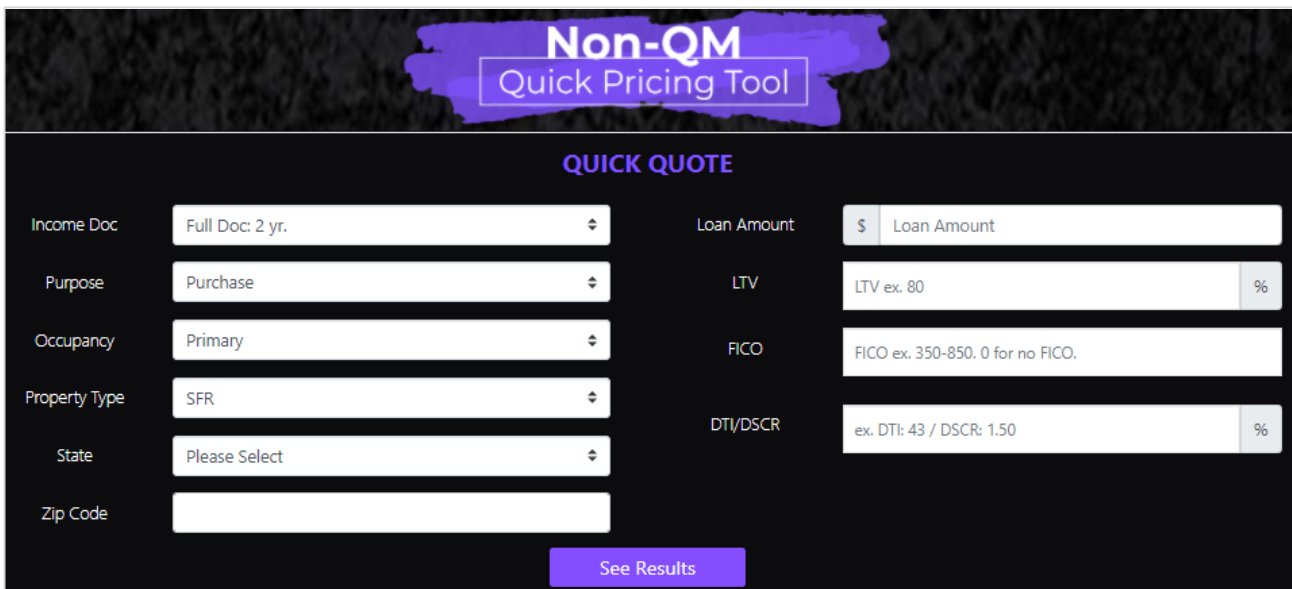
- [Non-QM Quick Pricing Tool](#) - Provides access to view program eligibility with limited data and without logging into a portal.
- [The LoanNEX Qualifier](#) - Allows approved brokers to login and access Maverick Solution Products on an expansive PPE that allows originators to price, structure, save and send Non-QM scenarios to their Account Executive.

This job aid will review how to use the LoanNEX Non-QM Quick Pricing Tool.

## Non-QM Quick Pricing Tool

The Non-QM Quick Pricing Tool is available to all brokers directly from FMGC's website. Use the Quick Pricing Tool to run Non-QM scenarios without logging into the LoanNEX portal.

1. Access the [Quick Pricing Tool](#) from FGMC's Wholesale Website.
2. Complete the required fields and click **See Results**.



3. Review the Eligible and Ineligible Programs based on the loan attributes entered.

Program Name	Pricing	Min Reserves	Max LTV	Max DTI	Credit Events
<b>Eligible Programs</b>					
*Champion - Grade A+ 30 Yr. Fixed	6.125%	>= 8	70.01% - 85.00%	<= 50.00%	Bankruptcy (Chapter 13): 48 Months Bankruptcy Other: 48 Months Foreclosure: 48 Months Short Sale/Deed-in-Lieu: 48 Months Housing History: 0X30X24 <a href="#">View &gt;&gt;</a>
*Champion - Grade A 30 Yr. Fixed	6.375%	>= 5	70.01% - 80.00%	<= 50.00%	Bankruptcy (Chapter 13): 36 Months Bankruptcy Other: 36 Months Foreclosure: 36 Months Short Sale/Deed-in-Lieu: 36 Months Housing History: 0X30X12 <a href="#">View &gt;&gt;</a>
*Achiever - Grade A 30 Yr. Fixed	6.500%	>= 5	70.01% - 80.00%	<= 50.00%	Bankruptcy (Chapter 13 Discharge): 12 Months Bankruptcy Other: 24 Months Foreclosure: 24 Months Short Sale/Deed-in-Lieu: 24 Months Housing History: 1X30X12 <a href="#">View &gt;&gt;</a>
<b>Ineligible Programs</b>					
*Achiever - Grade B-	N/A		<= 70.00%		Bankruptcy (Chapter 13 Discharge): Settled Bankruptcy Other: 12 Months Foreclosure: 12 Months Short Sale/Deed-in-Lieu: Settled Housing History: 0X90X12 <a href="#">View &gt;&gt;</a>

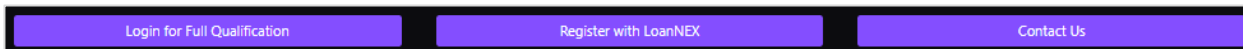
4. Click **View** to obtain more information about the loan attributes and why a loan program may be eligible or ineligible.

Program Name	Pricing	Eligibility Results	
<b>Eligible Programs</b>			
*Champion - Grade A+ 30 Yr. Fixed	6.125%	Amount	\$400,000
*Champion - Grade A 30 Yr. Fixed	6.375%	Front-End DTI	TBD
*Achiever - Grade A 30 Yr. Fixed	6.500%	DTI	43.00%
*Achiever - Grade B 30 Yr. Fixed	6.875%	CLTV	75.00%
<b>Ineligible Programs</b>			

		Eligibility Results	
		Champion - Grade A+: Full Doc	
		Last Screened: 10/21/2020 8:36 AM CDT	
Amount	\$400,000	\$50,000 - \$1,499,999	✓✓
Front-End DTI	TBD		⚠?
DTI	43.00%	<= 50.00%	✓✓
CLTV	75.00%	<= 85.00%	✓✓
LTV	75.00%	70.01% - 85.00%	✓✓
FICO	720	>= 720	✓✓
Household Size / # Financed Properties	TBD		⚠?
Actual Months Reserves	TBD		⚠?
Qualifying Months Reserves	TBD	>= 8	⚠?
Actual Residual Income	TBD	>= \$2,500	⚠?
Qualifying Residual Income	TBD		⚠?

5. If necessary, click one of the following options from the bottom of the screen to continue working your file.



- **Login for Full Qualification:** If you are an approved broker, log into the LoanNEX Qualifier tool to continue working on your file for more detailed pricing and qualifying information. The information entered will carry over to the LoanNEX Qualifier tool.
- **Register with LoanNEX:** If you are not registered to use our LoanNEX portal, [CLICK HERE](#) to register to obtain your logins today.
- **Contact Us:** If you need to contact us with questions about your scenario, click Contact Us to email our Non-QM structure desk (nonqm@fgmc.com).