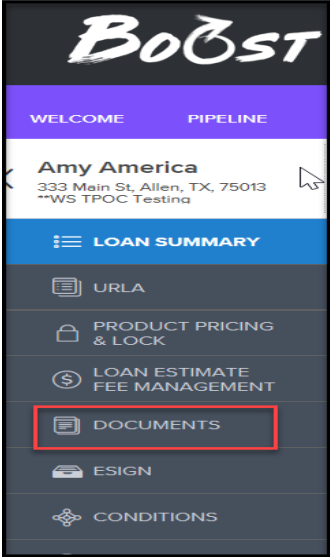
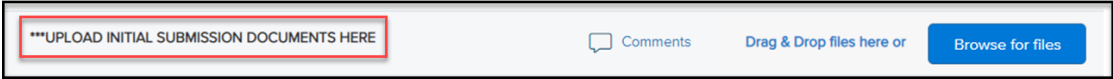
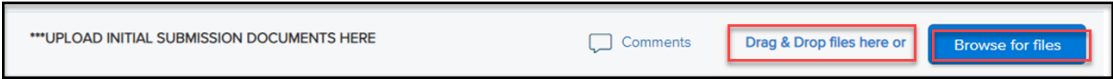


Effective immediately below Document Upload changes are taking place:

- The initial submission documents should be uploaded into the DOCUMENTS tab under the folder ****UPLOAD INITIAL SUBMISSION PACKAGE HERE
- Conditions are required to be uploaded individually or in bulk into the DOCUMENTS tab under the folder ***CONDITIONS AFTER INITIAL SUBMISSION
- Uploading individual documents to specific conditions is no longer available

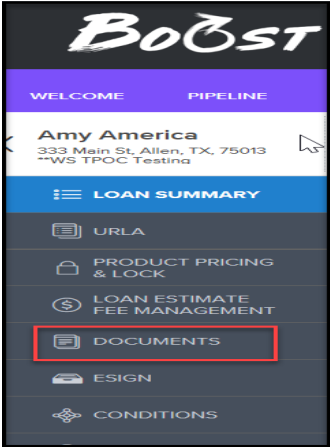
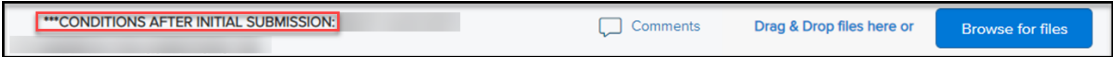

Steps for Uploading Initial Submission Documents

Step	Action
1.	<p>Click on DOCUMENTS tab</p> 
2.	<p>Scroll to folder ****UPLOAD INITIAL SUBMISSION PACKAGE HERE</p> 
3.	<p>Click 'browse' or 'drag and drop' and upload documents individually or in bulk</p> 
4.	<p>Repeat step 3 as needed</p>

Steps for Uploading Conditions

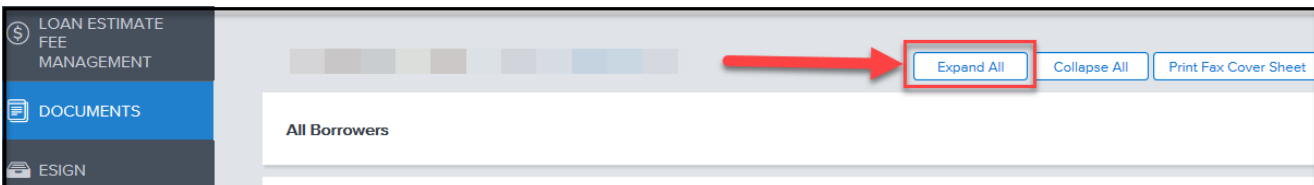
Disclaimer



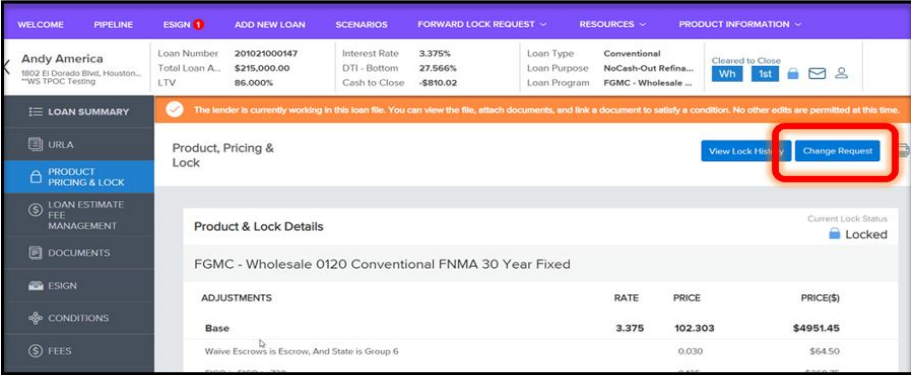
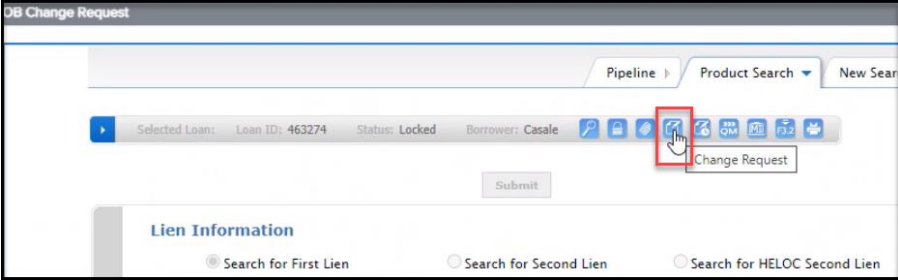
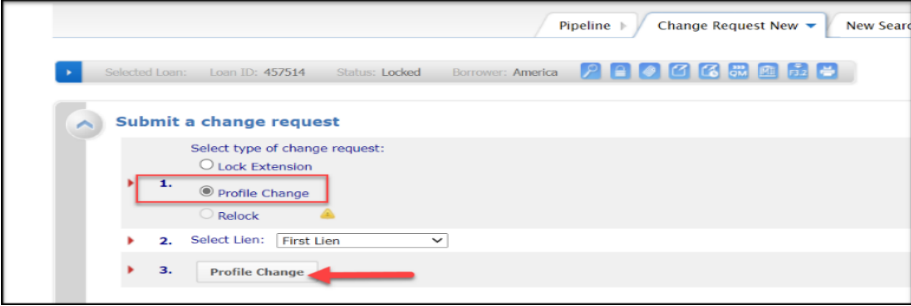
Step	Action
1.	Go to the DOCUMENTS tab 
2.	Scroll to the folder ***CONDITIONS AFTER INITIAL SUBMISSION 
3.	Select 'browse' or 'drag and drop' to upload condition individually or in bulk 
4.	Repeat step 3 as needed
5.	Your Account Manager will be automatically notified those new conditions have been uploaded.

Best Practices for Boost:

- Expand the folder options to view condition box



Steps to Take When Receiving a Pricing Alert Notification

Step	Action
1.	You will be alerted of a price change via email. Email will contain the change(s) that may or may not affect pricing. Action is required either way.
2.	<p>Broker to Log in to Boost Portal and go to Product Pricing & Lock Tab. Click Change Request in upper right-hand corner.</p> 
3.	<p>Hover and click on Change Request</p> 
4.	<p>Select Profile Change, then click on 'Profile Change'</p> 

5.

Click 'Submit' to re-run pricing ***note: no manual changes are necessary. The change(s) are already reflected in the fields below

6.

Review rate stack and click on 'Lock' Button for selected rate

View Pricing for lock period: 45

QM	QM Trace	Rate	APR	PIB	LockPeriod	Discount/Rebate(\$/%)	Price	Bona Fide Discount in Points	Compensation(%)	Compensation(\$)	Select
✗		2.500	2.792	\$869	45	3.745% (\$8239)	96.255	3.585%	2.500	\$5,500	🔒
✗		2.625	2.870	\$884	45	3.135% (\$6897)	96.865	2.975%	2.500	\$5,500	🔒
✓		2.750	2.920	\$898	45	2.175% (\$4785)	97.825	2.015%	2.500	\$5,500	🔒
✓		2.875	2.996	\$913	45	1.536% (\$3379)	98.464	1.376%	2.500	\$5,500	🔒
✓		3.000	3.090	\$928	45	1.137% (\$2501)	98.863	0.977%	2.500	\$5,500	🔒
✓		3.125	3.201	\$942	45	0.962% (\$2116)	99.038	0.802%	2.500	\$5,500	🔒
✓		3.250	3.263	\$957	45	0.160% (\$352)	99.840	0.000%	2.500	\$5,500	🔒
✓		3.375	3.375	\$973	45	-0.387% (-\$851)	100.387	0.000%	2.500	\$5,500	🔒
✓		3.500	3.500	\$988	45	-0.752% (-\$1654)	100.752	0.000%	2.500	\$5,500	🔒
✓		3.625	3.625	\$1003	45	-0.942% (-\$2072)	100.942	0.000%	2.500	\$5,500	🔒
✓		3.750	3.750	\$1019	45	-0.451% (-\$992)	100.451	0.000%	2.500	\$5,500	🔒
✓		3.875	3.875	\$1035	45	-0.889% (-\$1956)	100.889	0.000%	2.500	\$5,500	🔒
✓		4.000	4.000	\$1050	45	-1.244% (-\$2737)	101.244	0.000%	2.500	\$5,500	🔒
✓		4.125	4.125	\$1066	45	-1.537% (-\$3381)	101.537	0.000%	2.500	\$5,500	🔒

The following risk-based adjustors have already been applied to Discount.

7.

Next screen will show Original Value and Change Request Value.

Pipeline > Change Request Submit > New Search > Consumer > RateSheet >

Selected Loan: Loan ID: 463274 Status: Locked Borrower: Casale

Loan Field	Original Value	Change Request Value
Search Timestamp	7/21/21 11:31 AM	7/21/21 11:31 AM
Bona Fide Dollar Amount	0	0.00
Bona Fide Percent	0-160	0.000
Corporate Relocation	Unknown	No
Custom Field (Yes/No) 7		110
Custom Field (Yes/No) 8		110
Excluded Bona Fide Dollar Amount	0	0.00
Excluded Bona Fide Percent	0-160	0.000
Exempt from Funding Fee	Unknown	No
Forced Discount Points	0	-160
Is QM	False	True
Max Bona Fide Discount Pts for Ratio	-160	.000
Non Bona Fide Dollar Amount	0	352.00
Non Bona Fide Percent	0-000	0.160
Par Price	100.387	99.840
Par Rate	3.375	3.250
Par Rate Minus APDR	0-445	0.32

8. Once values are reviewed & confirmed, click 'Apply Change'

JB Change Request

QM Total Points and Fees Percent	4.284	2.560
Rate Reduction from Start Rate	-.125	.000
VA Veteran Type/History	Unknown	Active Duty - 1st use

First Lien					
Reason	Points	SRP	Rate	Margin	
Waive Escrows is Escrow, And State is Group 8	0.090	0.000	0.000	0.000	
FICO is FICO >=720	0.125	0.000	0.000	0.000	
LTV is 60.01-70%, And FICO is 720-739	-0.250	0.000	0.000	0.000	
LTV is 60.01-70%, And Loan Purpose is Cash Out, And FICO is 720-739	-1.000	0.000	0.000	0.000	
State is Other States, And Admin Fee Buyout is Yes	-0.454	0.000	0.000	0.000	
Total Adjustments:	-1.489	0.000	0.000	0.000	

Notes/Advisories:

- Income Verification Type has not been evaluated to determine eligibility for this program. Contact the Lender for related requirements.
- A 5% LTV reduction is required on properties located in a declining market. Contact Lender for details.
- Please note that you must complete the "Self Employed" field as "Yes" if self-employment income for any borrower is used to qualify as this may impact eligibility and/or pricing.

Scroll down and click select

Note: Restriction to Changes to Lock Using the 'Change Request' in 'Product Pricing & Lock':

- If pricing was selected 'Lender Paid', the broker compensation amount will be reflected under the compensation column below. A 'LLPA' will no longer be reflected as was in the former 'Legacy Boost' lock confirmation. To confirm compensation type please refer to your FGMC Lock Confirmation.

Links	Eligible Product	Rate	Margin	APR	P&I	Discount/Rebate(\$/%)	Closing Cost (\$)	Price	Discount/Rebate(\$)	Detail	Compare
	FGMC - Wholesale 0120 Conventional FNMA 30 Year Fixed	4.000	0.000	4.000	\$2,387	-4.362% (-\$21810)	\$0	104,362	-\$21,810	Hide	<input type="checkbox"/>
View Pricing for lock period: 15 30 45 60 75 90 Expiration: 08/25/21 Search Timestamp: 07/26/21 11:50 AM											
QM	QM Trace	Rate	APR	P&I	LockPeriod	Discount/Rebate(\$/%)	Price	Bona Fide Discount in Points	Compensation(%)	Compensation(\$)	Select
✓	333 QM	2.500	2.551	\$1976	30	0.668% (\$3340)	99.332	0.640%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	2.625	2.627	\$2008	30	0.028% (\$140)	99.972	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	2.750	2.750	\$2041	30	-0.842% (-\$4210)	100.842	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	2.875	2.875	\$2074	30	-1.480% (-\$7400)	101.480	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	3.000	3.000	\$2108	30	-1.879% (-\$9395)	101.879	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	3.125	3.125	\$2142	30	-2.072% (-\$10360)	102.072	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	3.250	3.250	\$2176	30	-2.793% (-\$13965)	102.793	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	3.375	3.375	\$2210	30	-3.339% (-\$16695)	103.339	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	3.500	3.500	\$2245	30	-3.704% (-\$18520)	103.704	0.000%	1.500	\$7,500	<input type="checkbox"/>
✓	333 QM	3.625	3.625	\$2280	30	-3.894% (-\$19470)	103.894	0.000%	1.500	\$7,500	<input type="checkbox"/>

- All lock changes except for broker compensation changes can be performed with a profile change. Broker compensation changes from LPC to BPC or BPC to LPC must be requested directly from the lock desk.

Loan Information

Price/Estimated Value 450000	Appraisal Amount 241000	Loan Purpose Purchase	Cash-Out Amount 0.00
LTV 85.06	CLTV New	HCLTV	
Waive Escrows No		Lender Paid Compensation? Borrower	First Time Investor No