Broker Training Handbook:

Partnering for Success with Brokers Advantage

V20260908

Mission Statement

We Empower Brokers to Serve Borrowers Beyond Traditional Incomes Types

We Empower Brokers to Serve Borrowers Beyond Traditional Incomes Types

Here at Brokers Advantage, we provide brokers with everything they need to offer multiple Non-QM loan products for borrowers of varied financial backgrounds.

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BROKERS ADVANTAGE MORTGAGE

Website Resource Links

Broker Guide
https://brokersadvantagemortgage.com/uploads/Brokers%20Advantage%20Mortgage_Broker%20Guide.pdf

Brokers Advantage Website
https://brokersadvantagemortgage.com/

TPO-Connect
TPO Connect

Rate Sheet, Pricer Tool and Loan Submission Form
brokersadvantagemortgage.com/Pricing/Index

Product Matrices
https://brokersadvantagemortgage.com/Products

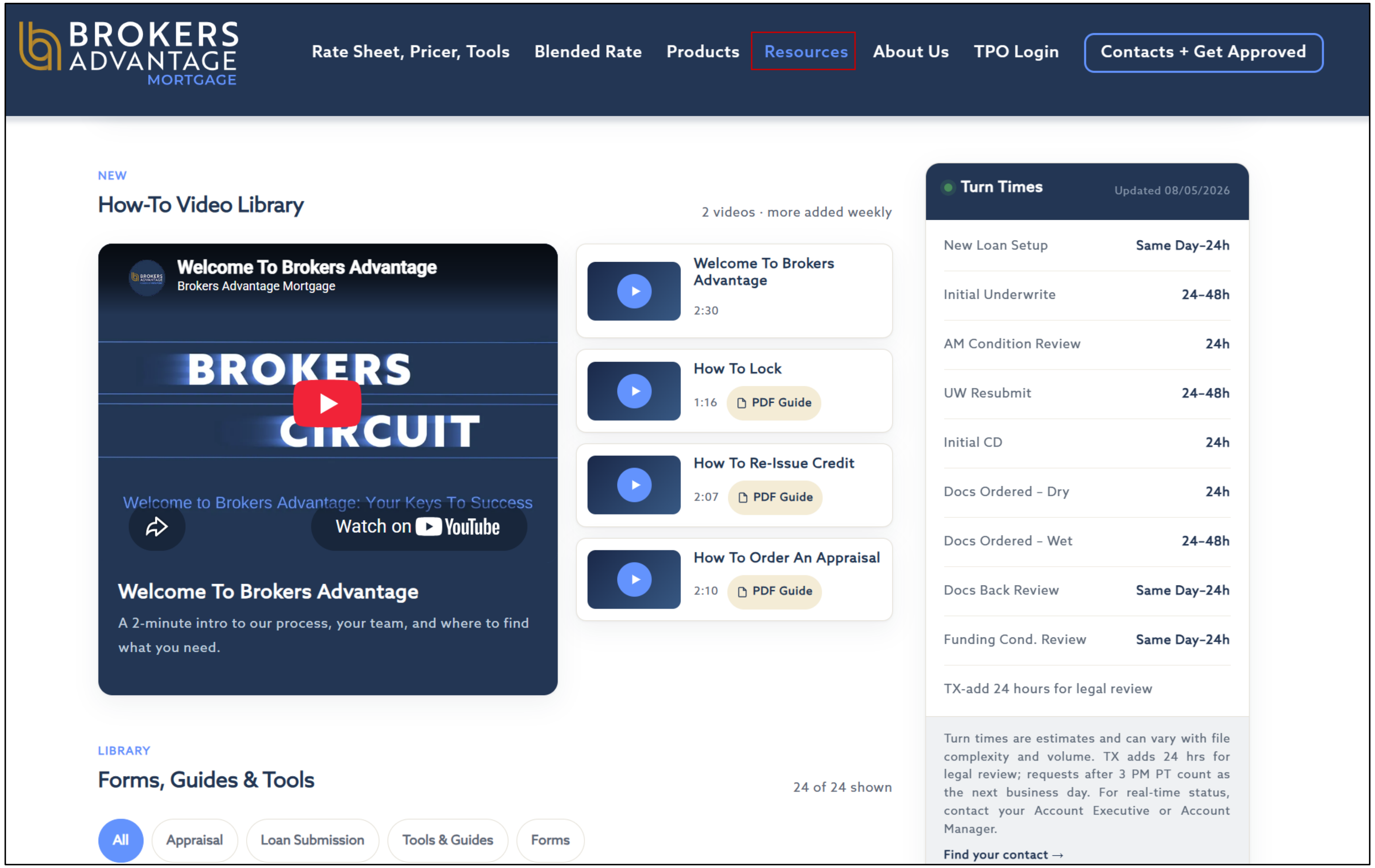
Condo Questionnaire (Long Form)
https://brokersadvantagemortgage.com/uploads/Resources/Forms/Condo%20Cert%20Full%20Form.pdf

Appraisal Orders
https://brokersadvantagemortgage.com/uploads/Reggora%20Appraisal%20Ordering.pdf

BROKERS ADVANTAGE MORTGAGE

Resources Page

The *Resources* page provides support related to: *Appraisal Support, Tools, Loan Submission, Forms, Turn Times* and our *mortgagee clause*.



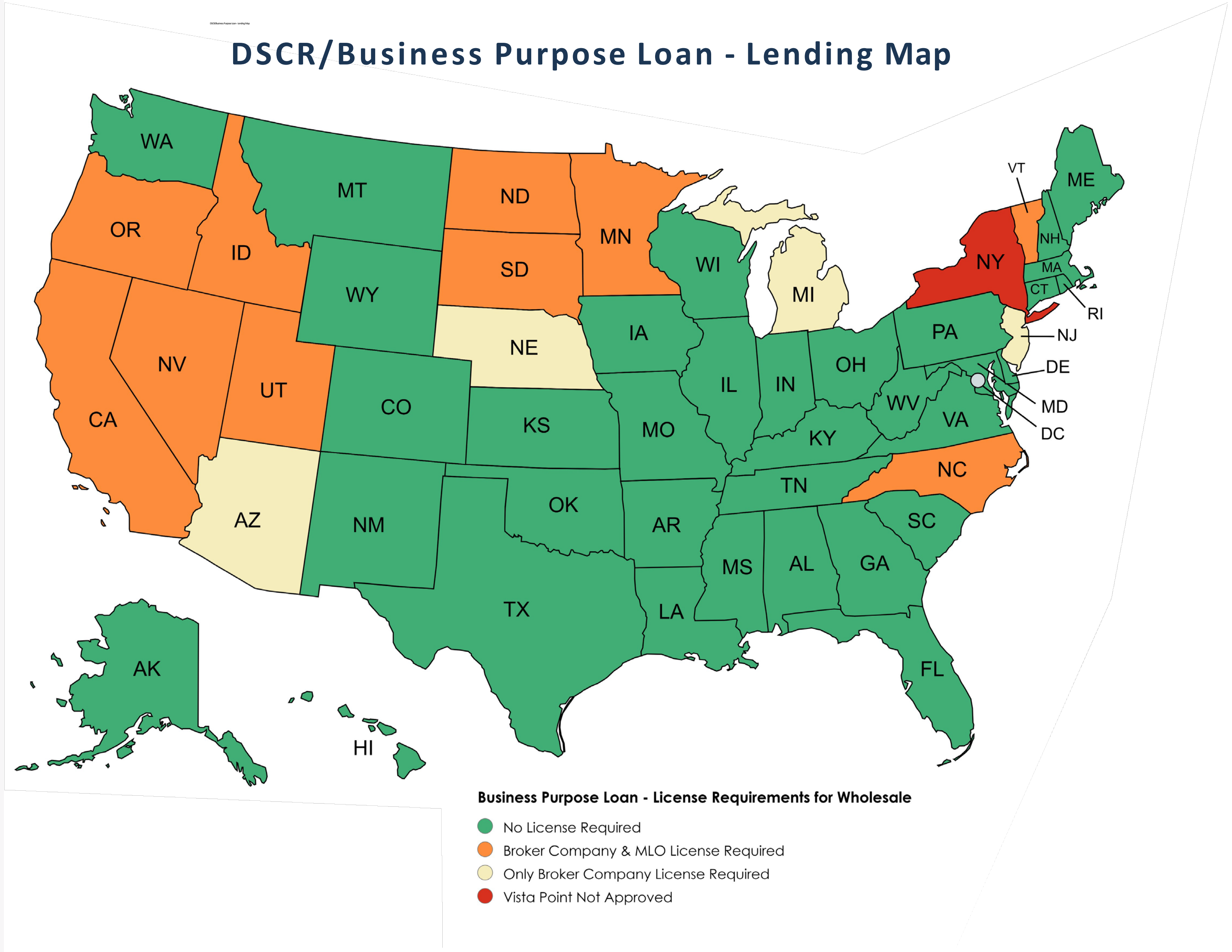
State Licenses

Brokers Advantage is licensed in 45 states plus D.C.

*Brokers Advantage Mortgage does not lend in New York.

Unlicensed Brokers can originate business purpose loans (DSCR), except in the following states:

- Arizona (AZ)
- California (CA)
- Idaho (ID)
- Michigan (MI)
- Minnesota (MN)
- Nebraska (NE)
- Nevada (NV)
- New Jersey (NJ)
- New York (NY)*
- North Carolina (NC)
- North Dakota (ND)
- Oregon (OR)
- South Dakota (SD)
- Utah (UT)
- Vermont (VT)



BROKERS ADVANTAGE MORTGAGE

Licensing Chart

We **CANNOT LEND** on BPL in the states below, unless the following broker or MLO licensing requirements are met.

States Requiring Licensing - Business Purpose Loans (BPL)			
State		Broker Company License Required	MLO License Required
AZ	Arizona	Yes	No, but only if company is licensed.
CA	California	Yes: CFL License or DRE Company Endorsement	Yes- MLO License or DRE MLO Endorsement
ID	Idaho	Yes	Yes
MI	Michigan	Yes	No
MN	Minnesota	Yes	Yes
NC	North Carolina	Yes	Yes, but only if the Broker Company's loans in NC totaled $1,000,000 or less in the preceding calendar year.
ND	North Dakota	Yes	Yes
NE	Nebraska	Yes	No
NJ	New Jersey	Yes	No
NV	Nevada	Yes	Yes
OR	Oregon	Yes	Yes
SD	South Dakota	Yes	Yes
UT	Utah	Yes (1st Liens Only): DRE Mortgage Entity License *No License Required for 2nd Lien	Yes (1st Liens only): DRE MLO License *No license required for 2nd lien
VT	Vermont	Yes, but only if loan is less than $1,000,000.	Yes, but only if loan is less than $1,000,000.

Restrictions:
- HI, MA, MO, VA - Business Purpose only
- We DO NOT LEND in NY

Broker Company & MLO License Required (orange)

Only Broker Company License Required (yellow)

BROKERS ADVANTAGE MORTGAGE

Business Purpose Loans

A Loan can be submitted as Business Purpose, if it meets the following parameters:

- DSCR (Debt Service Coverage Ratio) Doc Type
- Non-Owner-Occupied Purchase Transactions
- Non-Owner-Occupied Refinance Rate-Term Transactions with no proceeds disbursed to borrower
- Non-Owner-Occupied Refinance Cash-out Transactions
- Business Purpose Cash-out Letter required at time of submission
- Loan proceeds may not be used to pay-off any consumer debt or for consumer purpose

Benefits

- Reduced Documentation
- Reduced turn times
- After closing, ability for borrower to opt-out from mortgage reporting on credit
- No LE/CD – greater flexibility on timelines
- Ability to order appraisal at any time in the process
- Greater flexibility on structuring pricing and compensation
- Ability to close loan in an LLC with a personal guaranty (refer to *Personal Guaranty Checklist* on Resources page)
- Reduced broker licensing requirements (Refer to *Licensing Chart* on page 5)

Items to Note

- A loan that is submitted as business purpose must close as business purpose. Any changes that effect this aspect will require a restart and resubmission of the loan.
- Any consumer debt should be disclosed up-front and cash-out funds may not be used to payoff these accounts
- All cash-out funds must be used for business purpose only

Prepayment Penalty Offerings

Prepayment (PPP) Fee Structures

- **Percent.** A flat percentage of the unpaid principal balance (state variations exist).
- **Standard.** The amount of interest accrued during a 6-month period on the amount prepaid that exceeds 20% of the original principal balance (state variations exist).
- **Step.** A declining percentage of the unpaid balance that decreases each year as the prepayment year term increases.
- **State Specific.** For states identified in the *Prepayment Penalty Restriction Chart as State Specific.*

Prepayment Terms

- 1 year (12 months)
- 2 year (24 months)
- 3 year (36 months)
- 4 year (48 months)
- 5 year (60 months)

Percent Options

- 5% (all prepayment terms offered)
- 3% (all prepayment terms offered)

Standard Options

- All prepayment terms offered

Step Options

- 5%,4%,3%,2%,1% (5 year)
- 4%,3%,2%,1% (4 year)
- 3%,2%,1% (3 year)
- 2%, 1% (2 year)
- 1% (1 year)

State Specific Options

- All prepayment terms offered
- Prepayment terms vary by state, as identified in the *Prepayment Penalty Restriction Chart*

BROKERS ADVANTAGE MORTGAGE

Prepayment Penalty Restriction Chart

State	1st	2nd	Restrictions
AK	X	X	Not offered
DC	X	X	Not offered
IL	X	X	Not offered on APR greater than 8%
KS	X	X	Not offered
MD	X	X	Not offered
MI	X		State Specific; 1,2, or 3-year term
MN	X	X	State Specific; 1,2, or 3-year term; restriction applies to loans w/in conforming limits
MS	X	X	Not offered on Percent or Standard PPP structures; Step PPP only
NC	X	X	State Specific; 1,2, or 3-year term; restriction applies to loan amounts ≤ $100,000
NJ	X	X	Not offered on Interest Rate greater than 6%
NM	X	X	Not offered
OH	X	X	State Specific for 1-2 unit; not offered for loan amounts < $116,356 in 2026
PA	X	X	Not offered on 1–2-unit loan amounts < $329,411 in 2026
TX		X	Not offered on 50(a)(6)
VA		X	State Specific
WA	X	X	Not offered on ARMs
WI	X	X	Not offered on ARMs

Notes: PPP are offered on Business Purpose loans only. All prepayment penalty options are available for states not listed.

TPO Connect

Loan Registration and Submission

Steps for a Successful Submission

Register Loan
Upload 3.4 and complete all required fields

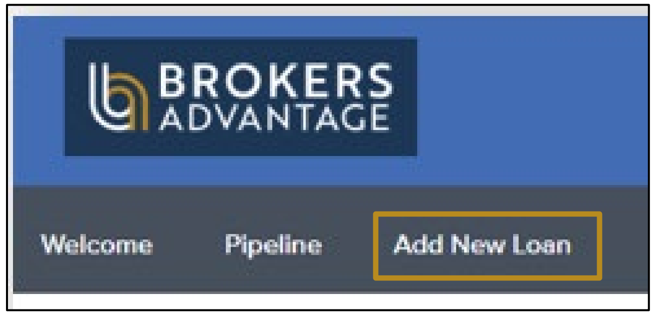
Upload required documents for Disclosures and Underwriting

Reissue Credit and import liabilities

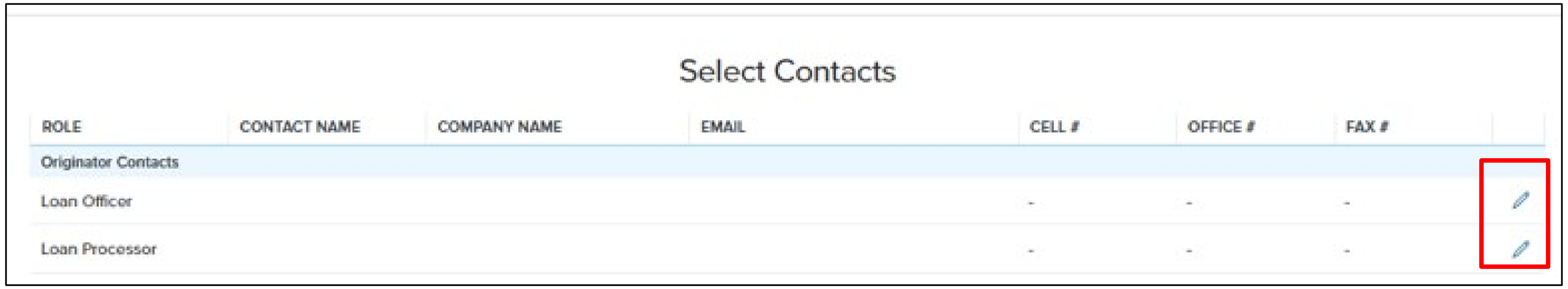
Click ***Ready to Submit checkbox***

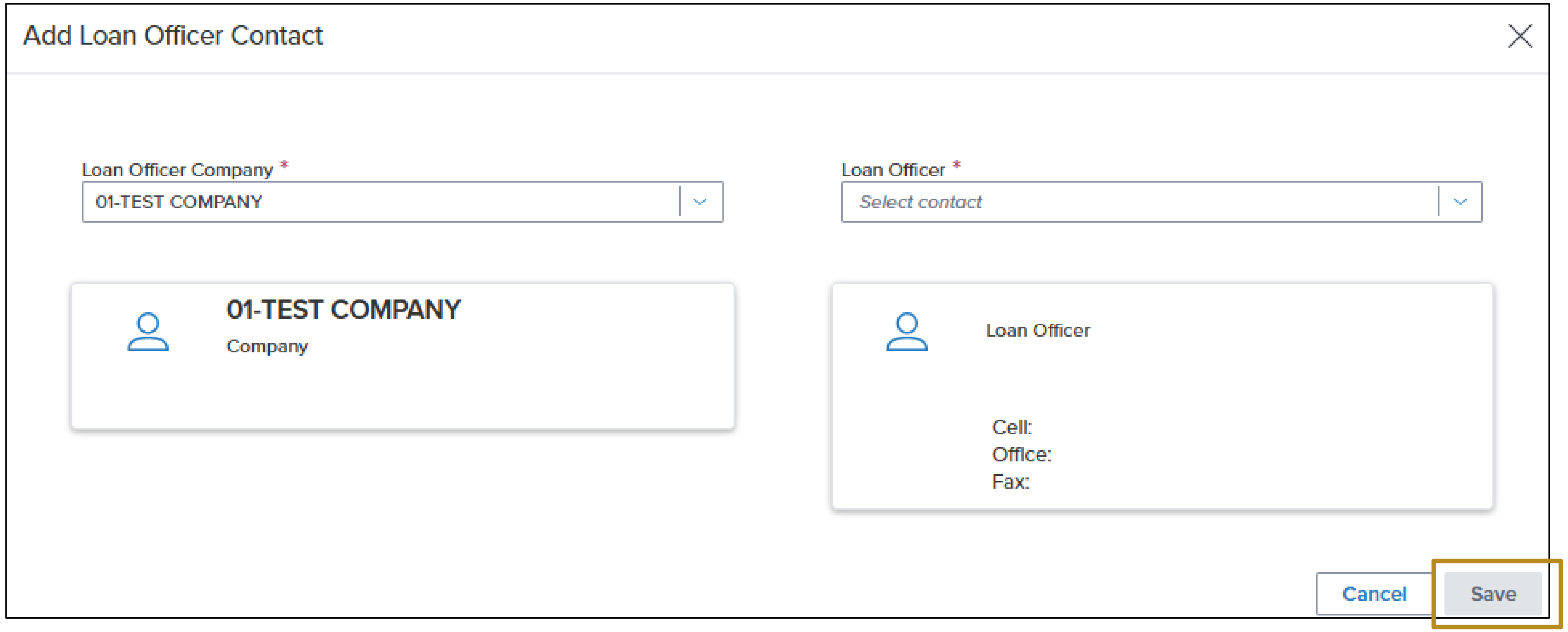
Loan Registration: Select TPO Contacts

Step 1: Login to the TPO Portal utilizing credentials provided. On the home page, click ***Add New Loan*** in the top menu bar to begin the process.



Step 2: In the *Select Contacts* pop-up window, select the "pencil Icon" next to Loan Officer and select the Loan Officer name in the drop down on the next screen and click *Save*. Follow the same steps to select the Loan Processor.





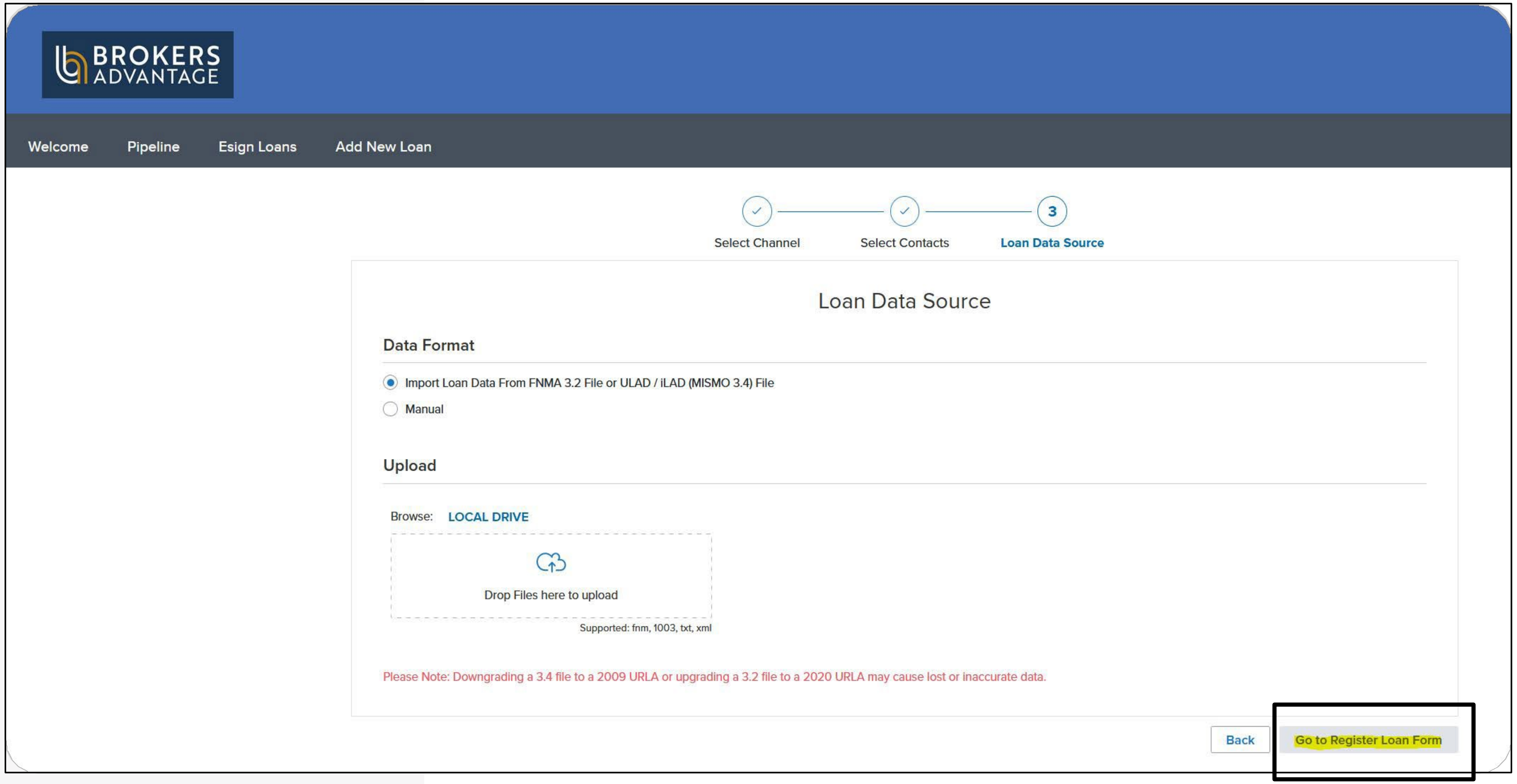
Important Notes:

- Always select the Loan Officer listed on the URLA application.
- These two contacts will receive all communication pertaining to the loan.

Loan Registration: Upload 3.4 File

Step 3: In the next pop-up window, you have the option to upload a 3.4 file.fnm, or manually input the loan data using the 1003 form.

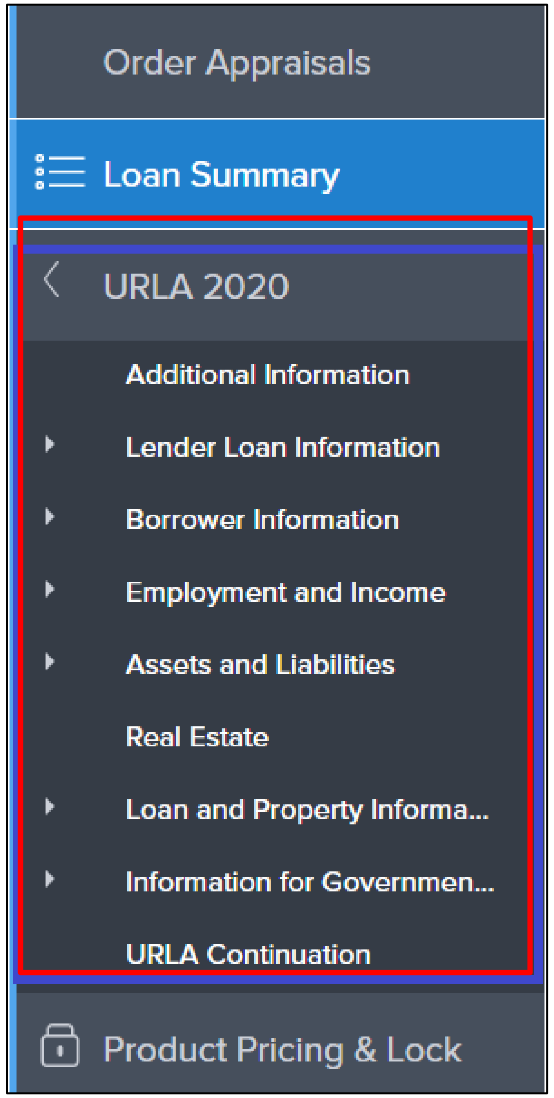
- To import a 3.4 file, simply drag and drop the file from your computer into the popup window or click "**Click to Browse**", and then select the file.
- If you prefer to enter the loan manually, select the "**Manual**" option (not recommended).
- Click "**Next**" to continue.



Loan Registration: Complete Data Entry

Note: If a 3.4 file is imported, the URLA sections will automatically populate with the loan data. If manually entering loan data, the URLA sections will appear in the left navigation panel, allowing for input of the necessary information for each section.

Step 4: Complete data entry and/or validation under each section of the URLA and click "**Next**" to move through each screen to ensure complete and accurate.



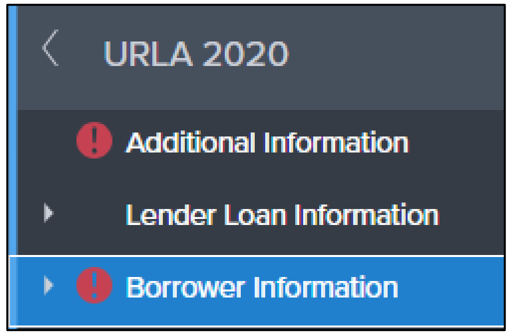
Loan Registration: Registration Complete

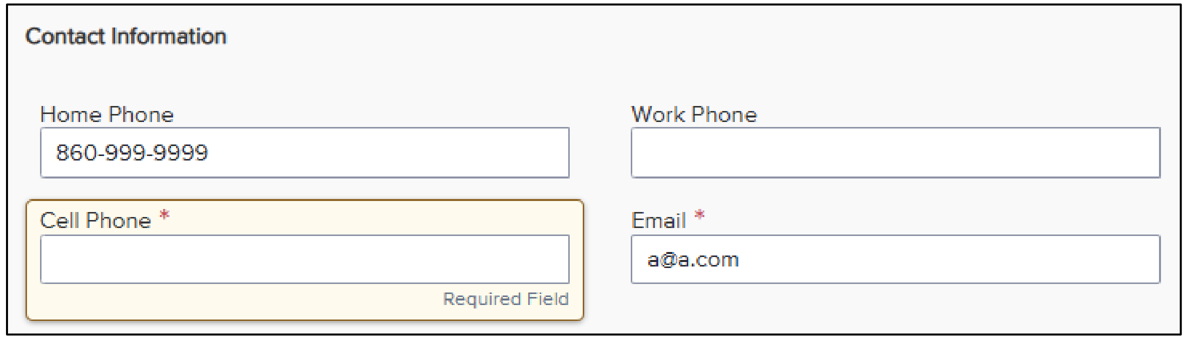
Step 5: Once all URLA sections are complete, click the Register button to generate a loan number.

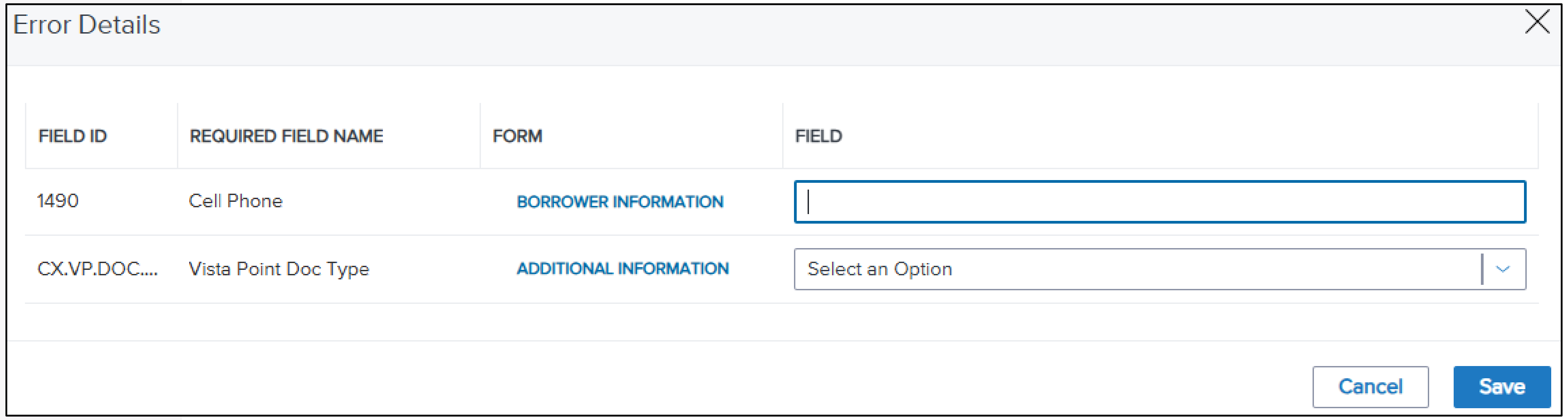
If any required fields missing, the following will occur:

- Red exclamation point will appear next to the URLA page with missing info
- Field will be highlighted in yellow
- An *Error Details* pop-up window will appear with any missing fields that require a value

Once all required fields complete, a loan number will generate and registration is complete.

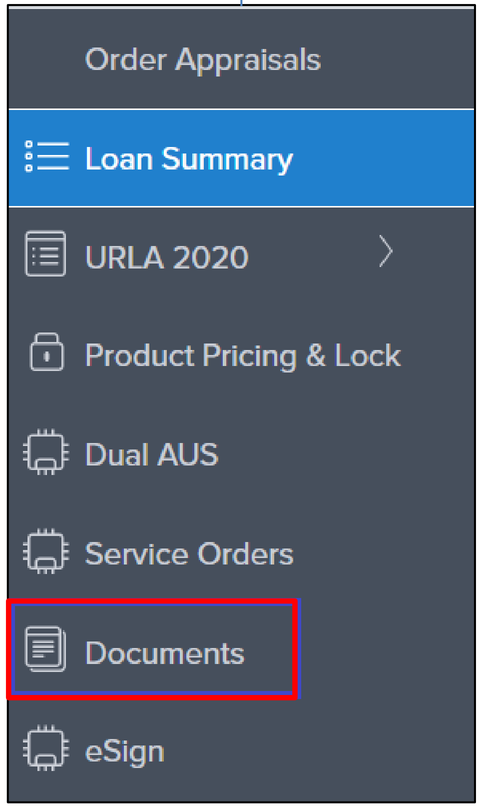




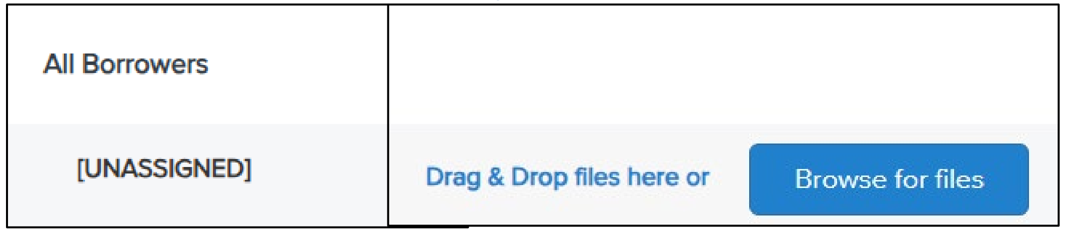


Document Upload

Navigate to the Documents page by selecting *Documents* on the lefthand toolbar



Click the *Browse for Files* button to connect to your file explorer to identify documents for upload or Drag and Drop files into the *Unassigned* section.



Important note: Submissions will be placed on hold if required documents are missing. Please ensure all required documentation is submitted to avoid delays.

BROKERS ADVANTAGE MORTGAGE

Disclosure Submission Requirements

☐ **Submission Form**

☐ **Loan Registration / Completed Application-** Upload of the ULAD date file is strongly recommended when registering the loan to help ensure accurate and complete data entry. If the Manual data entry option selected, ensure a completed application is provided for all applicants, including date of birth, Declarations, Government Monitoring Information, application date, and all other applicable borrower information.

☐ **Credit Report and Reissue** – The credit report must be reissued at time of registration. If requesting an exception for Broker's Advantage to run the credit, please provide our borrower authorization form.

☐ **Third-Party Processor Information** – Provide the third-party invoice or complete the third-party processor information section on the submission form.

☐ **Fees** – Include escrow fee sheet, or Broker's Advantage will use the default fees (preferred). <u>*Brokers Advantage utilizes Lodestar integrated fees to expedite the disclosure process. We encourage our broker partners to leverage this by not submitting fee sheets.</u>

Underwriting Submission Requirements

☐ **Business Narrative** (Self-employed/bank statements/P&L loans ONLY)

☐ **Evidence of PITIA on other REOs**

☐ **Purchase Contract** (purchase only)

☐ **Preliminary Title Report or Property Profile**
(if prelim is not available at time of submission)

☐ **Copy of 1st lien note or mortgage statement** (2nd liens only)

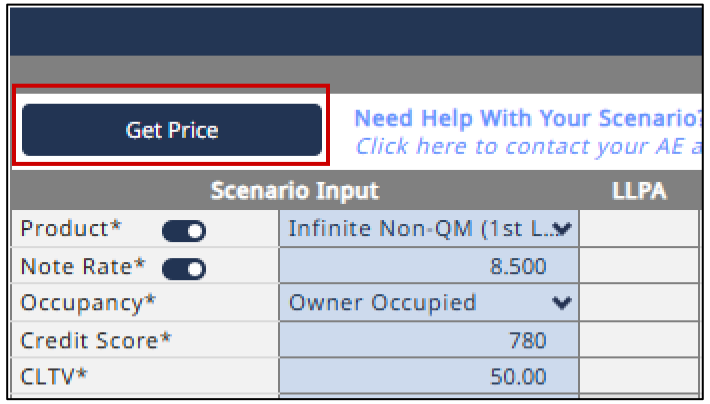
☐ **Applicable Income Documents for Document Type selected-** Specific required income documents are available on the Submission Form Checklist

BROKERS ADVANTAGE MORTGAGE

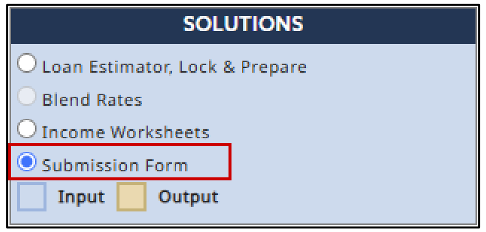
Loan Submission Form

Navigate to the Pricer Page of the Brokers Advantage Website: brokersadvantagemortgage.com/Pricing/Index

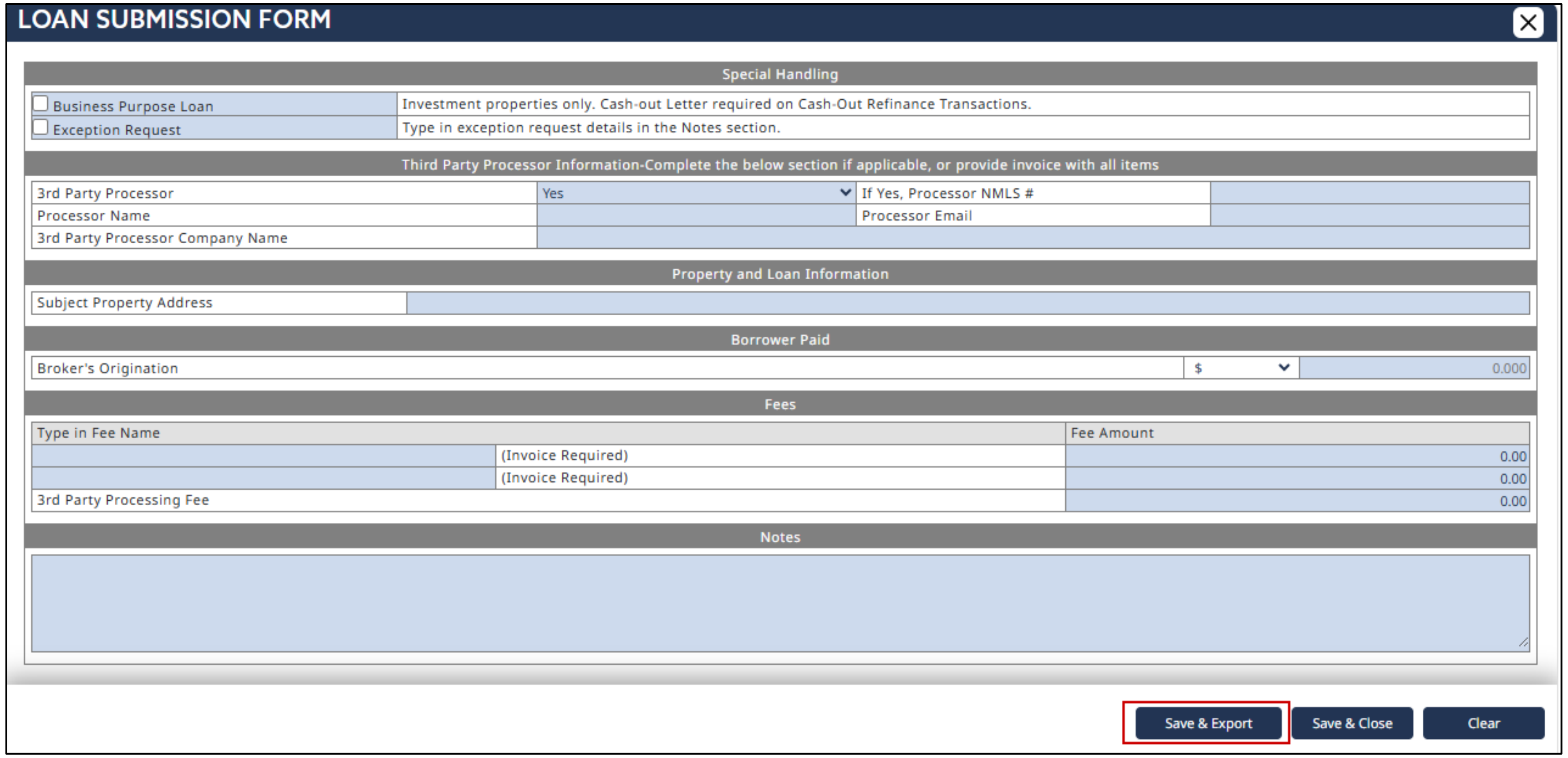
Complete Pricer fields and click ***Get Price:***



Click on ***Submission Form*** under the ***Solutions*** Menu and complete additional required fields.



Click ***Save and Export***. A PDF will generate with Submission Form, Pricer details, and submission checklist for next steps. Review the list of required and recommended items for submission and move forward with uploading on the portal at time of registration.



BROKERS ADVANTAGE MORTGAGE

Loan Submission & Expectations

BROKERS ADVANTAGE MORTGAGE

#1 - 9/2/2026
Generated Date : 9/3/2026 8:22:18 AM (PST)

LOAN SUBMISSION FORM

Special Handling	
☑ Business Purpose Loan	Investment properties only.Cash-out Letter required on Cash-Out Refinance Transactions.
☐ Exception Request	Type in exception request details in the Notes section.

Third Party Processor Information - Complete the below section if applicable, or provide invoice with all items			
3rd Party Processor	Yes	If Yes, Processor NMLS #	
Processor Name	Test Processor	Processor Email	processor@test.com
3rd Party Processor Company Name	Test Processing Company		

Property and Loan Information	
Subject Property Address	1 Test, Ft. Lauderdale, FL 33305

Borrower Paid	
Borrower Paid Compensation	
Broker's Origination(%)	1.00

Fees		
Type in Fee Name		Fee Amount
	(Invoice Required)	0.00
	(Invoice Required)	0.00
3rd Party Processing Fee		0.00

Notes

	Scenario Input	LLPA	Message
Product* ☑	Infinite Non-QM (1st Lien)	PN30F	
Note Rate* ☑	6.63	100.375	
Occupancy	Owner Occupied	0.000	
Credit Score*	780.00		
CLTV*	50.00		
Loan Amount*	200,000.00	-0.125	
Amortization Term*	30yr Fixed	0.000	
Amortization Type*	Full Amortization	0.000	
Document Type*	03-Bank Statement	0.625	Bank Statement (24mo, 12mo)
Bank Statement*	12mo Bank Stmt	0.000	
Months Reserves*	6.00	0.000	
DTI*	43.000	0.000	
DSCR*	0.00	0.000	
Purpose*	Purchase	0.625	
Cash-out Amount*	0.000	0.000	
Property*	SFR	0.000	
Valuation Type*	Full Appraisal	0.000	
State*	CA	0.000	
Housing History*	NoLatesx12	0.000	
Credit Events*	No Events 48mo+	0.000	
Citizenship*	US Citizen	0.000	
Income/Employment*	Wage-Earner	0.000	
1st Time HB/Inv*	Not FTHB or FTINV	0.000	
Payment*	ACH	0.125	
Servicing*	Escrows	0.000	
Prepay*	No Prepay	0.000	
Lock Term*	30 Day	0.000	
P&I Pmt			P&I Pmt: 1,280.62
Compensation Type*	Borrower Paid	0.00	
Lender Fee Buyout $*	N 0.00	0.000	
Total LLPA		1.250	
		0.00	
Max Price		102.000	
Final Price	101.625		

Pricing Matrix

Rate	Price	LLPA	Final Price
5.990	97.125	1.250	98.375
6.000	97.125	1.250	98.375
6.125	97.875	1.250	99.125
6.250	98.500	1.250	99.750
6.375	99.125	1.250	100.375
6.500	99.750	1.250	101.000
6.625	100.375	1.250	**101.625**
6.750	101.000	1.250	102.000
6.875	101.625	1.250	102.000
6.990	102.125	1.250	102.000
7.000	102.125	1.250	102.000
7.125	102.625	1.250	102.000
7.250	103.125	1.250	102.000
7.375	103.500	1.250	102.000
7.500	103.875	1.250	102.000
7.625	104.250	1.250	102.000
7.750	104.625	1.250	102.000
7.875	105.000	1.250	102.000
7.990	105.375	1.250	102.000
8.000	105.375	1.250	102.000
8.125	105.750	1.250	102.000
8.250	106.125	1.250	102.000
8.375	106.375	1.250	102.000
8.500	106.625	1.250	102.000
8.625	106.875	1.250	102.000
8.750	107.125	1.250	102.000

Final Price

6.625	101.625

Underwriting Fee:

- ❖ 1st TD $1795
- ❖ 2nd TD $1195

Upload the PDF version of submission form and supporting/required documentation

Setup will issue disclosures, or a notification will go out of missing information necessary to disclose

Setup will submit to UW as soon as necessary items are uploaded

Turn time: Refer to ***Resources*** Page for Turn Times

- Required criteria:
    - Submitted before 3:00pm PST
    - All required disclosure documents are uploaded

BROKERS ADVANTAGE MORTGAGE

Reissue Credit

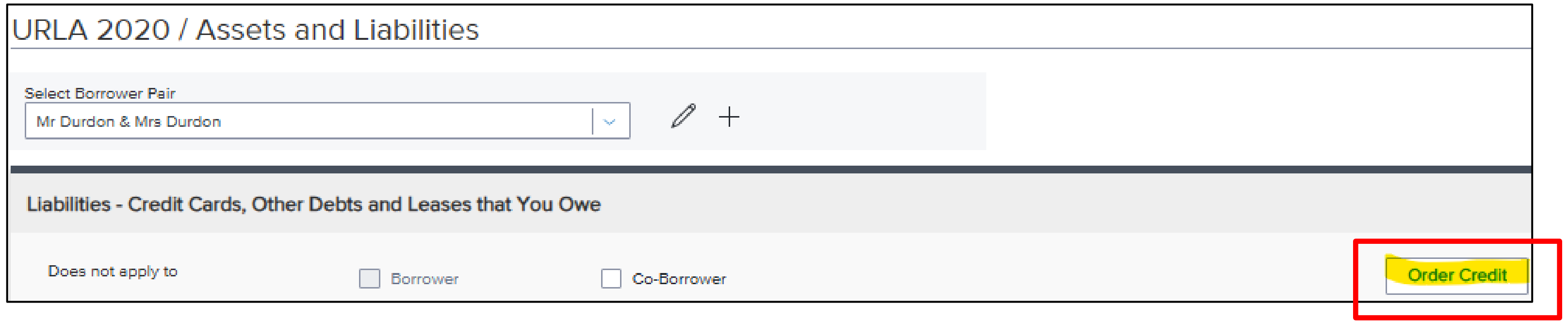
Select *Order Credit* to reissue the credit report and import into Encompass TPO Connect

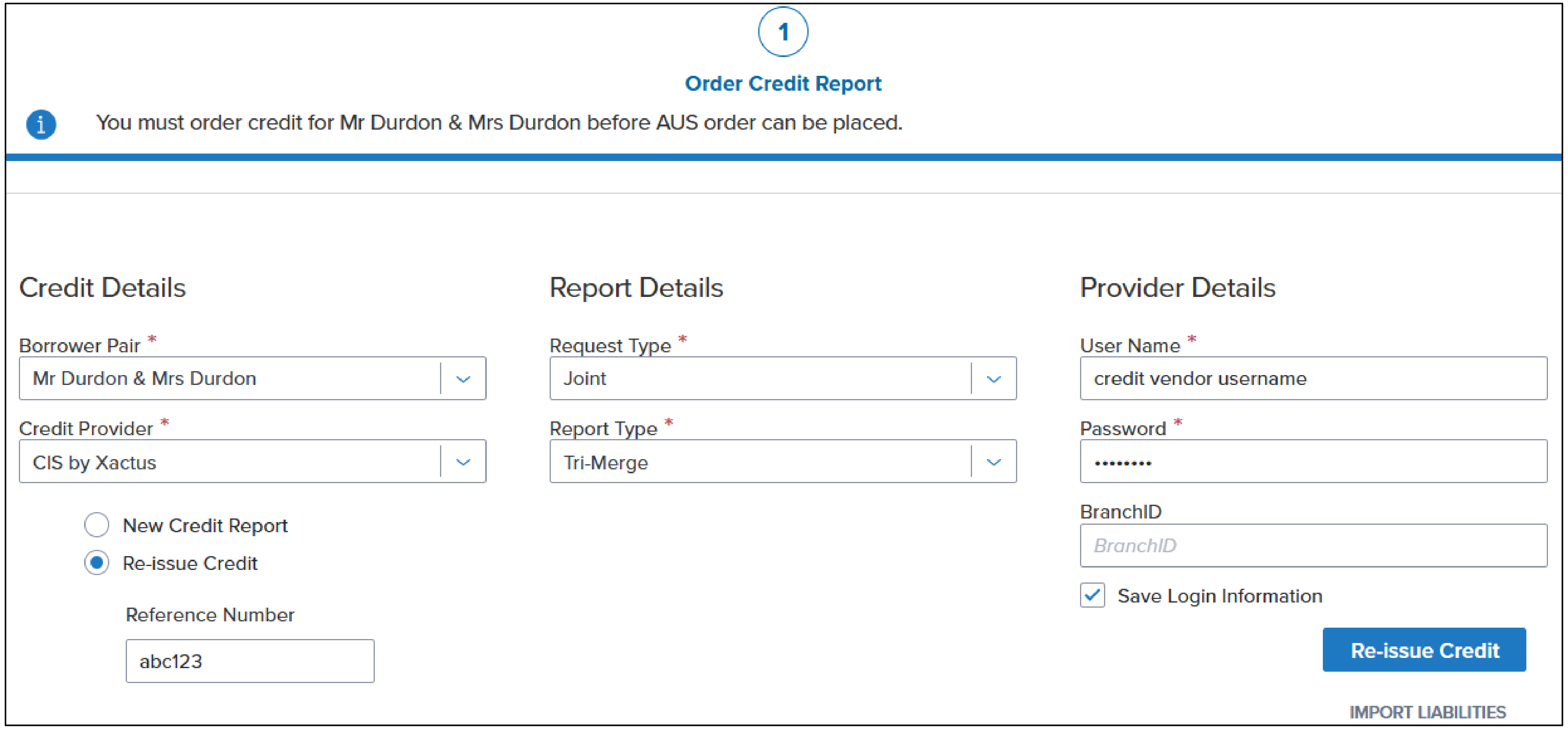
- **Step 1:** Navigate to the *Assets and Liabilities* page and liabilities section of the URLA and click *Order Credit*.
- **Step 2:** On the Order Credit pop-up, complete the following: (1) credit provider, (2) *Reissue Credit* option*; (3)* File Reference Number, (4) Enter Credit Provider credentials Remember to utilize credentials issued by your credit provider; (5) Click *Reissue Credit* button.
- **Step 3:** Once the credit report is received, a confirmation message displays.
- **Step 4**: Click the Import Liabilities button to import liabilities.
- **Step 5:** Click the URLA button, proceed to the REO section and link any mortgage lien(s) to its associated property.

Refer to the following page for screenshots

BROKERS ADVANTAGE MORTGAGE

Reissue Credit Illustration





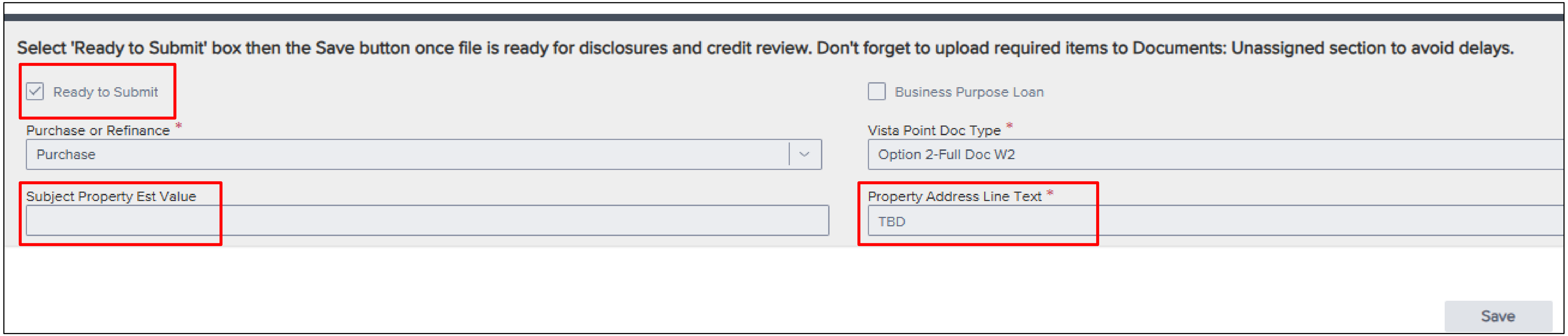
Completing Your Submission

Once all required fields are completed and all required documents uploaded, you are ready to Submit.

Navigate to the *Additional Information* section, select the *Ready to Submit* checkbox and click *Save*.

- Complete the *Subject Property Est Value* for refinances and the *Property Address* for purchases.

Once required fields are completed, click *Save*. This will move your loan into the queue for review.



TPO Connect Pipeline View

For a quick glance to view submission status, the columns are titled "**Ready to Submit**" and "**Ready to Submit Date**".

If an "**X**" appears in the *Ready to Submit* column, then your file has been successfully submitted and the date it was submitted will appear in the "**Ready to Submit Date**".

		TPO READY TO SUBMIT	TPO READY TO SUBMIT DATE
		X	05/11/2026

Pipeline

Channel | Wholesale | View | All Loans | Loan Status | Current

		NAME / LOAN # / PROPERTY ADDRESS	LOCK & REQUEST STATUS	RATE LOCK EXPIRES	LOAN TYPE / LOAN AMOUNT	LOAN CREATED DATE	EST CLOSING DATE
		America, Andy 1110000027 TBD Carrolton HI	Unlocked		Conventional $800,000.00	02/21/2024	05/25/2026

TPO Connect

Initial Disclosures

BROKERS ADVANTAGE MORTGAGE

Fee Approval

- If LE review is preferred prior to releasing disclosures, request under the comments section on the submission form.

- An email from the setup team will be sent once preliminary LE is ready for review.

- Please Note: This is not recommended and slows down the process.

Initial Disclosures: Best Practices

- **It is very important that the borrower's email and cell phone number provided at time of submission are valid and accurate.**
  - Once disclosures are released, a one-time passcode (OTP) is sent to the borrower's email or cell phone. Incorrect contact information will prevent receipt of the OTP and delay or prevent esigning initial disclosures.

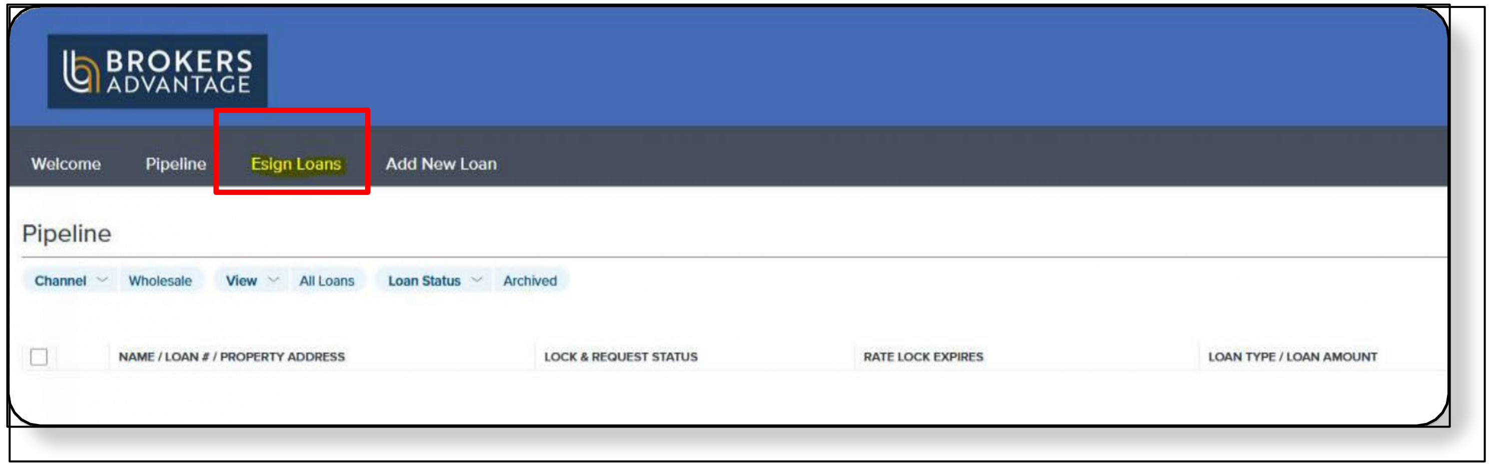
- **The borrower must e-sign disclosures within 2 days of the *TPO Submit Date*, otherwise a physical package will be mailed to the applicant for wet signatures.**

- **Ensure all borrowers sign all disclosures from our portal and preferably not outside of it. Disclosures signed outside of the portal will cause delays.**

- **Loan Officer to esign 1003 through the portal as soon as possible. Refer to the following page for steps to complete.**

- **Brokers Advantage utilizes Lodestar integrated fees to expedite the disclosure process. We encourage our broker partners to leverage this by not submitting fee sheets.**

Access and E-Sign your 1003 Electronically



Step 1: Log into the TPO Portal

Step 2: Navigate to the “Esign Loans” link in the top Menu Bar

- Click on the Esign Loans link
- All loans that have a 1003 requiring your signature will appear, simply click on the line item corresponding to the borrower you want to e-sign for

Step 3: Electronically Sign the Disclosures

- Click on the “Start” or “Sign” button to begin thee-signing process.
- Follow the prompts to apply your electronic signature where required.

Step 4: Submit the Signed Documents

- Once all required signatures are completed, click “Finish” or “Submit” to send the signed disclosures back to the lender.

**For any questions or technical issues, please contact your Account Executive for further support

Access and Sign your Initial Disclosures Electronically

Step 1: Receive the Disclosure Notification Email

- You will receive an email from our set up team (i.e., Erica_ White-noreply-mortgagetech@ice.com with a subject line similar to **"Action Required: Review and Sign Your Loan Disclosures."**
- Click on the secure link in the email to access your disclosures.

Step 2: Create or Log In to Your Account

- If this is your first time accessing the disclosure portal, you may need to create an account by setting up a username and password.
- If you already have an account, log in using your credentials.

Step 3: Authenticate Your Identity

- The system may require you to answer security questions or enter a verification code sent to your email or phone.

Step 4: Review Your Loan Disclosures

Step 5: Electronically Sign the Disclosures

- Click on the "Start" or "Sign" button to begin thee-signing process.
- Follow the prompts to apply your electronic signature where required.
- Some documents may require additional actions, such as checking a box or providing initials.

•Step 6: Submit the Signed Documents

- Once all required signatures are completed, click **"Finish"** or **"Submit"** to send back the signed disclosures.
- You will receive a confirmation email indicating that your disclosures have been successfully signed and submitted.
- You may also have the option to download a copy for your records.

For any questions or technical issues, please contact your Account Executive.

BROKERS ADVANTAGE MORTGAGE

TPO Connect

Conditional Loan Approval and Condition Upload

Conditional Loan Approval

The Loan will be Conditionally Approved, Suspended, Countered, or Denied.

Underwriter will Issue the decision and email the Broker, Account Executive, and Account Manager with the information.

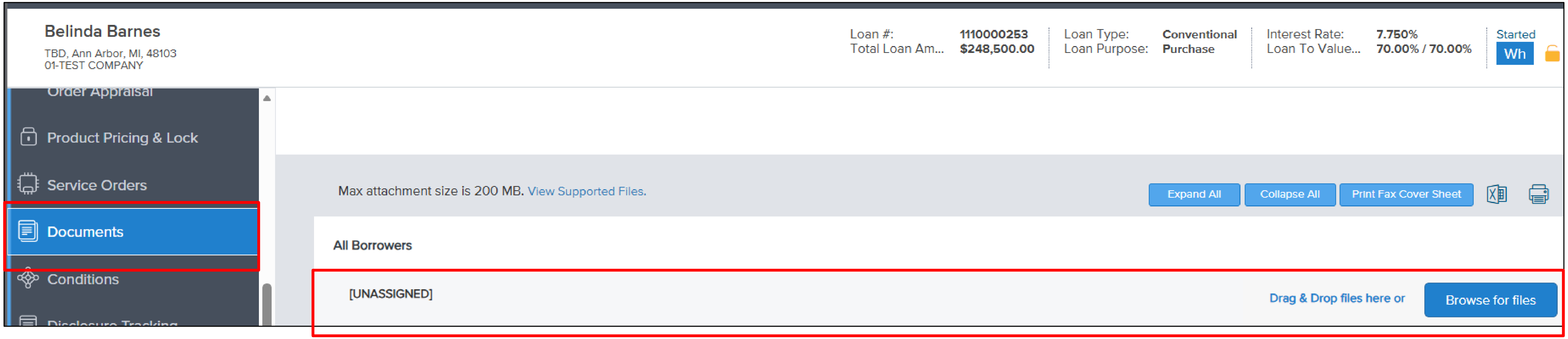
Turn time is typically 24-48 hours. Refer to *Resources* page for up-to-date information.

For any questions, the AE or AM on file will be available to help.

Condition Upload

To upload conditions, logon to the TPO portal and add documents into the ***unassigned*** section under the ***Documents*** page.

Any documents uploaded during this time will be reviewed until moved into the Underwriter Queue for review.



Condition Process Overview

1

Conditions are initially reviewed by the Account Manager. If conditions are acceptable, the Account Manager will mark them as received and will forward to the underwriter.

2

File can be resubmitted to underwriting when any of the following criteria are met:

- 5+ Conditions satisfied
- Appraisal is received
- Change of Circumstance (COC)
- Credit/Income Docs are provided for review

3

Once the underwriting review is complete, and all conditions are met, the loan will be final approved.

4

If conditions are not met, the Underwriter will send out a revised conditional approval to the Account Manager, Account Executive and the Broker.

Once loan is locked, we will issue a COC/Revised LE

Change Of Circumstance (COC) & Initial Closing Disclosure (CD)

Once loan is locked, we will issue a COC/Revised LE

Initial CD can be sent 24 hours after the Locked LE was sent

Required documents for an Initial CD to be released:

- Satisfactory appraisal report - signed off by the underwriter
  - Value must be established and entered in LOS
- Satisfactory hazard insurance & RCE/flood insurance
- Estimated Closing Statement (with correct loan amount and combined closing statement required for purchases)
- Escrow instructions, vesting and title
- Loan must be locked
- Last LE must be sent 24 hours prior to CD. Confirm LE has be esigned, wet signed, viewed, or valid use of mailbox rule days (note: LE & CD cannot go out same day)
- CD/Doc Order with ALL invoices
- Intent to Proceed
- Flood Cert (if property is located in a flood zone)

BROKERS ADVANTAGE MORTGAGE

TPO Connect

TPO Connect

Lock Request

Lock Policy and Information

All loans must be funded on or before the lock expiration date.

- If lock is set to expire before funding, locks may be extended up to a maximum 15 days per request and 30 days cumulative lock extensions.

  -Extension requests must be done prior to lock expiration.

  -Extension fee = .015% per day

- Extension Request must be sent to the lockdesk by 5 pm PST on or before the lock expiration date listed on the Lock confirmation in order to be extended.

- Expired locks or locks that have exceeded maximum extension period may be relocked with worse case pricing.

- Worse case pricing relock terms are the following:
  - 15 days with a 25bps (.25) fee
  - 30 days with a 37.5 bps (.375) fee
  - May be extended up to a total of 15 days
  - Loans may only be relocked one time

Lock Desk Information

Lock desk email: lockdesk@brokersadvantagemtg.com

Hours: 8am – 5pm PT

Rate Sheets

Rate sheet pricing is uploaded to the Brokers Advantage website daily.

- As market conditions change, an intra-day change may occur. Locking during this time will not be permitted and will resume once rate sheets are updated and reposted.

Lock Desk Info:
Refer to Section 7 of the Broker Guide on the Resources Page

Price out all loan lock requests on our website
https://brokersadvantagemortgage.com/Pricing

Pricing & Locking a Loan: Location

Credentials are not needed to request a lock or view pricing. Click on the ***Rate Sheet, Pricer, Tools*** link in the menu toolbar to navigate to the pricer page.

BROKERS ADVANTAGE MORTGAGE

Pricing & Locking a Loan: Scenario Input

PRICE

Run

Get Price

Need Help With Your Scenario?
Click here to contact your AE and discuss your deal with us!

Scenario Input		LLPA	Message
Product*	Infinite Non-QM (1st L...	IN30F	INELIGIBLE SCENARIO
Note Rate*	8.500	109.375	
Occupancy*	Non Owner Occupied	0.000	Overlay: DSCR - Not 'Short Term' or 'Not-Short-Term-Rental'
Credit Score*	780		
CLTV*	50.00		#N/A
Loan Amount*	200,000.00	-0.125	
Amortization Term*	30yr Fixed	0.000	
Amortization Type*	Full Amortization	0.000	
Document Type*	09-DSCR	0.875	Investor DSCR
Bank Statement*	No Bank Stmt	0.000	
Months Reserves*	6.000	0.000	
DTI*	0.000	0.000	
DSCR*	0.000	0.000	#N/A
Purpose*	Purchase	0.250	
Cash-out Amount*	0.00	0.000	
Property*	SFR	0.000	
Valuation Type*	Full Appraisal	0.000	
State*	CA	0.000	
Housing History*	NoLatesx12	0.000	
Credit Events*	No Events 48mo+	0.000	
Citizenship*	US Citizen	0.000	
Income/Employment*	Wage-Earner	0.000	Select 'Short Term' or 'Not-Short-Term-Rental'
1st Time HB/Inv*	Not FTHB or FTINV	0.000	
Payment*	ACH	0.125	
Servicing*	Escrows	0.000	
Prepay*	No Prepay	-2.000	
Lock Term*	45 Day	-0.250	
Lock Type	Best Efforts	0.000	P&I Pmt: 1,537.83
Compensation Type*	Borrower Paid	0.000	
Total LLPA		#N/A	
	Description	0.000	
Max Price		100.000	
Final Price	#N/A		#N/A

Complete scenario input details and click on the ***Get Price*** button to view pricing and any messages that could effect pricing.

Pricing & Locking a Loan: Lock Request

BROKERS ADVANTAGE MORTGAGE

Pricing Matrix			
Rate	Price	LLPA	Final Price
5.990	97.125	1.250	98.375
6.000	97.125	1.250	98.375
6.125	97.875	1.250	99.125
6.250	98.500	1.250	99.750
6.375	99.125	1.250	100.375
6.500	99.750	1.250	101.000
6.625	100.375	1.250	101.625
6.750	101.000	1.250	102.000
6.875	101.625	1.250	102.000
6.990	102.125	1.250	102.000
7.000	102.125	1.250	102.000
7.125	102.625	1.250	102.000
7.250	103.125	1.250	102.000
7.375	103.500	1.250	102.000
7.500	103.875	1.250	102.000
7.625	104.250	1.250	102.000
7.750	104.625	1.250	102.000
7.875	105.000	1.250	102.000
7.990	105.375	1.250	102.000
8.000	105.375	1.250	102.000
8.125	105.750	1.250	102.000
8.250	106.125	1.250	102.000
8.375	106.375	1.250	102.000
8.500	106.625	1.250	102.000
8.625	106.875	1.250	102.000
8.750	107.125	1.250	102.000

Final Price

6.625	101.625

View the rate stack and select the pricing row to select preferred rate/price.

Complete ***Lock Detail*** fields and click the ***Request Rate Lock*** button to email lock request to Brokers Advantage Lockdesk.

LOCK

Lock Detail					
Broker Name*		Encompass Loan Number*			
Borrower Name*		Property Address			
Property City		State		Zip	
Comments					
Broker Email*		Acct Exec*			

Request Rate Lock | Export PDF | Lock Desk Hours: 8:00am - 5:00 pm PST

LOAN ESTIMATOR

Inputs			Outputs			
	$	%	Tests	APR	Pts Fees	Results
Discount Points (%)	0.000	0.000 %	Current Loan(Actual)	8.651	1.398 %	
Lender Fees($)	1795.00	0.897 %	High Cost(Fed)	13.210	8 / 1380	Pass
Broker Fees($)	1,000.00	0.500 %	High Cost(State)	13.310	6.000 %	Pass
3rd Party Fees($)	0.00	0.000 %	QM	8.960	3.000 %	QM
Other Fees($)	0.00	0.000 %	HPML	8.210		Fail
Interest Days($) 0	0.000	0.000 %	Loan Type	QM Rebuttable Presumption		
			Valuation Type	Appraisal		

Condo Requirements

BROKERS ADVANTAGE MORTGAGE

Condominium Project Questionnaire

Project Name: ______ Loan Number: ______

Name of Master Association, if applicable: ______

Property Address: ______

Project Eligibility

1. Is project part of a Master Association? If Yes, provide master insurance policy, full questionnaire and budget Yes ☐ No ☐
2. Is this project a detached condominium (project contains all detached units but is still zoned a condominium?) Yes ☐ No ☐
3. Is the project a condominium hotel? Yes ☐ No ☐
4. Do all units contain full sized kitchen appliances? Yes ☐ No ☐
5. Does project have hotel type services? Yes ☐ No ☐
   If Yes, then provide types of services ______
6. Are short-term rentals permitted? Yes ☐ No ☐
7. Is year-round occupancy permitted? Yes ☐ No ☐
8. Is project a timeshare or segmented ownership? Yes ☐ No ☐
9. Is project a houseboat project? Yes ☐ No ☐
10. Are there any manufactured housing units within the project? Yes ☐ No ☐
11. Is project a multi-dwelling unit condominium (including lockout units in project) in which ownership of multiple units is evidenced by a single deed or mortgage? Yes ☐ No ☐
12. Is there a mandatory rental clause? Yes ☐ No ☐
13. Is project an investment security, common interest apartment or does the project have any non-incidental business operation owned or operated by the HOA? Yes ☐ No ☐
14. Does the project have any non-incidental business operations owned or operated by the Homeowners' Association (such as but not limited to a restaurant, spa, health club, etc.) Yes ☐ No ☐
15. Does the association contain any commercial space? Yes ☐ No ☐
   If Yes, what percentage of square footage is used for commercial purposes? ______
   If Yes, what is commercial space used for? ______

For Condominiums, a questionnaire will be required, per guidelines.

Utilization of the Brokers Advantage Mortgage Condominium Project Questionnaire Form is highly recommended. The form is available on the Resources page of our website.

All Condo reviews will be conducted internally by our Condo Desk.

Doc Request Form

BROKERS ADVANTAGE MORTGAGE

BROKERS ADVANTAGE MORTGAGE

CD/Doc Order Request Form

Requested Date:		Loan Number:	
Lock Expiration Date:		Anticipated Signing Date:	
☐Request CD Prior to CTC			

Borrower Information (as they should appear on the docs)			
Borrower Name:		Borrower 2 Name:	
Non-Borrowing Spouse/Other Name:			
Non-Borrowing Phone:		Non-Borrowing Email:	
☐Trust	Trust Name:		
☐Is Borrower a Business Entity?	Business Entity Name:		
☐Personal Guarantor	PG Name:		
Vesting:			
☐ POA (approval Required prior to Docs) - Attach copy of POA			

Property Information		Loan Information			
Street Address:		Term:		Loan Program:	
City:		Appraised Value:		Loan Amount $:	
State:		Sales Price $:		Interest Rate%:	
Zip:		First Payment:		Lien Position:	
		PUD/Condo Name:			
		Impounds/Escrows:	☐ No Escrows ☐ Taxes & Insurance ☐ Taxes Only ☐ Insurance Only ☐ Flood Insurance Only		

Property Type			
Property Type:		Units:	
Loan Purpose:			

Compensation Plan	*If Broker Comp is disclosed as a flat fee ($) vs. a percentage (%), fee cannot be changed once it is disclosed.		
☐ Lender Paid	Comp Plan %:		
☐ Borrower Paid	Broker Comp $: *	Broker Comp %:	

Fees: Must match most recent disclosed LE and within APR Tolerance. Please obtain updated title and escrow fees.

Broker Fees		Broker Contact Information	
1. Origination Charges	**Amount**	Company Name:	
Underwriting Fees	$	Loan Officer Name:	
1st Lien	$	Loan Officer Email:	
2nd Lien	$	Loan Officer Phone #:	
3rd Party Processing Fee	$	Processor Name:	
UW Fee Buyout	$	Processor Phone Number:	
2. Lender Credits, Discount Fees or Broker Credits		Escrow Company Information	
Lender Credit to Borrower	$	Company Name:	
Bonafide Discount Fee	$	License #:	
3. Required Services		Escrow Officer:	
Appraisal Fee (Invoice Required)	$	License #:	
Select one:	☐POC ☐PAC	Phone #:	
Select Paid by:	☐Broker ☐Borrower	Email for Docs:	
If applicable:	☐Broker Reimbursed	Address:	
Credit Report Fee (Invoice Required)	$	City:	
Select one:	☐POC ☐PAC	State:	
Select Paid by:	☐Broker ☐Borrower	Zip:	
If applicable:	☐Broker Reimbursed	Title Company Information	
Business Purpose Dual Comp (YSP)		Company Name:	
$ Paid to Broker	$	Title Officer:	
% Paid to Broker	%	Phone #:	
Notes:		Email:	
		Address:	
		City:	
		State:	
		Zip:	

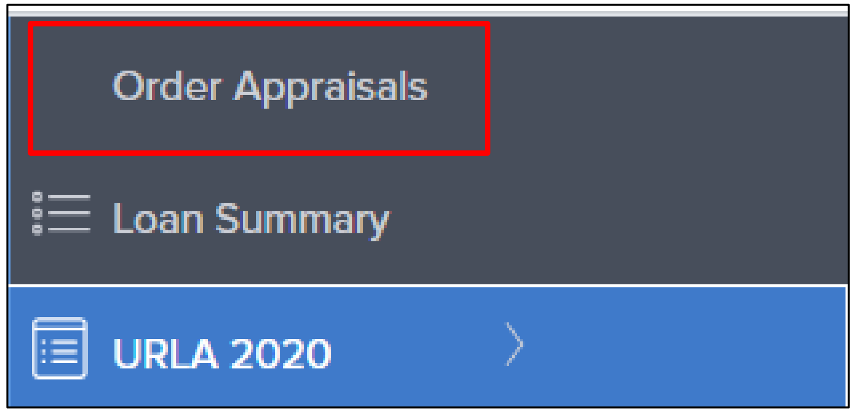
Brokers Advantage Only	
Account Executive:	
Account Manager:	

To request docs, complete the ***CD/Doc Request Form*** and submit through the TPO portal. This is required in order to request loan documents.

This form is located on the **Resources** page.

Refer to **Resources** page for turn times for Doc Request.

Appraisal Orders



All Appraisal orders are required to be ordered through Brokers Advantage TPO Portal.

For additional guidance, refer to ***Appraisal Orders*** material under the *Appraisal Support* section of the *Resources* page.

BROKERS ADVANTAGE MORTGAGE

Lender’s Mortgagee Clause

HOI

Carrington Mortgage Services, LLC.
Its Successor’s and/or Assigns
P.O. Box 692408
San Antonio, TX 78269-2408

CPL’S and Escrow Amendments

Vista Point Mortgage, LLC dba Brokers Advantage Mortgage
Its Successor’s and/or Assigns
1920 Main St., Suite 200
Irvine, CA 92614

Thank you for your business.

Contact your dedicated Account Executive for additional support.