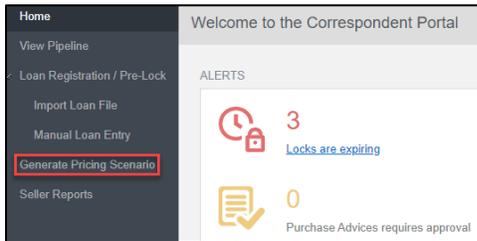


How to Generate a Non-QM Pricing Scenario

Use Planet's Automated Pricing Engine to create commonly used pricing scenarios.

- Select **Generate Pricing Scenario** from the Navigation Tree.



- Complete all required fields marked with a red asterisk (*) and click **Price**
 - Select **Full Doc** from the **Documentation** Type list.
 - Click **Credit Summary*** to open the **Borrower Credit History** window.

***Important:** Before searching for a Non-QM product, the **Credit Summary** must be completed

- Complete all fields with a red asterisk in the **Borrower Credit History** window.
 - If the borrower has no mortgage lates enter **0** in the Mortgage Lates section.
 - If the income verification type is **Investor Debt Service Coverage Ratio**, then enter the **Debt Service Coverage Ratio**.

- Click **Credit History Addl Info** tab and select the applicable **Investor Experience** from the list.

Borrower Credit History

Credit History **Credit History Addl Info**

* Investor Experience: N/A
< 12 mos
≥ 12 mos

- Click **Ok**.
- Click the to search the Non-QM product.

Mortgage Type

Lien Type: First Mortgage * Position: 1

* Product:

Mortgage Type: Conventional Mortgage

Pricing Tier: Conforming

Amortization Type: Fixed Rate Mortgage

Sub-Product:

- Make the following selections in the **Product Search** window and click **Search**.
 - Mortgage Type - Conventional Mortgage
 - Pricing Tiers - Non Qualifying Mortgage
 - Product Groups - Expanded Guideline

Product Search

Search Criteria

Mortgage Types: Conventional Mortgage FHA VA USDA/Rural Housing Service

Pricing Tiers: Conforming Non Qualifying Mortgage

Amortization Types: Fixed Rate Mortgage Adjustable Rate Mortgage (ARM)

Loan Terms: All 40 Year 30 Year 25 Year 20 Year 15 Year

ARM Terms: All 10 Year 7 Year 5 Year 3 Year 1 Year

Product Groups: All Standard Affordable Expanded Guidelines HARP Hero/Champion

AUS Type: DU LP OUS Manual Not Specified

Lock Period: 45 Day Rate Lock Target Rate: Target Price:

Interest Only Products: Yes No Borrower Paid Mt: Yes No

Search Close Select Ineligible Product

Eligible Products Ineligible Products

- Click on the applicable program from the eligible products displayed.

Product Search

Search Criteria

Search Close Select Ineligible Product

Eligible Products	Ineligible Products				
PRODUCT DESCRIPTION	INVESTOR NAME	RATE	PRICE	LOCK DAYS	PRICE STATUS
Non-QM Gold 30 Yr Fixed - EG	Planet Home Lending - Correspondent Delegated	6.125%	100.279%	30	Available
Non-QM Bronze 30 Yr Fixed - EG	Planet Home Lending - Correspondent Delegated	6.500%	100.623%	30	Available

- Click **Price**.

Other Financing Terms

Concurrent Liens: \$0.00 Max Credit: \$0.00

Remaining Closed-End Liens: \$0.00

Remaining HELOC Balance: \$0.00 Max Credit: \$0.00

Combined LTV Ratio: 86.05% HCLTV: 86.05%

Price Request

* Interest Rate: 7.625% ARM Margin:

* Lock Days: 30 Day Rate Lock

Price Cancel

- To create templates for common pricing scenarios, click **Save Template** in the upper right hand corner and then access templates from the **Template** dropdown when ready to use
- GPS provides pricing based on the information entered.
 - Click **Print** to print your pricing results

Pricing Details

Show All Rates

FHLMC Conforming 30 Yr Fixed

	RATE	PRICE	MARGIN
Base Rate	7.000%	103.815%	0.000%
LTV is 90.01 - 95, And Non-Standard...	0.000%	-0.625%	0.000%
State is Region 3	0.000%	0.125%	0.000%
Total Price	7.000%	103.315%	0.000%

Print Cancel

- Click Show All Rates to view additional available rates.
- Double click the desired rate and then click Print to print the pricing results.

Pricing Details

Show All Rates

FHLMC Conforming 30 Yr Fixed

	RATE	PRICE	MARGIN
Base Rate	7.000%	103.815%	0.000%
LTV is 90.01 - 95, And Non-Standard...	0.000%	-0.625%	0.000%
State is Region 3	0.000%	0.125%	0.000%
Total Price	7.000%	103.315%	0.000%

Print Cancel

Pricing Details

Lock Days: 30 Day Rate Lock

FHLMC Conforming 30 Yr Fixed

RATE	15 DAY	30 DAY	45 DAY	60 DAY
6.125%	101.738%	101.695%	101.647%	101.599%
6.240%	N/A	N/A	N/A	N/A
6.250%	101.450%	101.408%	101.352%	101.297%
6.375%	101.924%	101.881%	101.826%	101.771%
6.500%	102.383%	102.340%	102.285%	102.230%
6.625%	102.768%	102.725%	102.670%	102.615%
6.740%	N/A	N/A	N/A	N/A
6.750%	102.521%	102.494%	102.446%	102.398%
6.875%	102.966%	102.940%	102.892%	102.843%
6.990%	103.047%	103.020%	102.972%	102.924%
7.000%	103.342%	103.315%	103.267%	103.219%
7.125%	103.680%	103.653%	103.605%	103.557%

To display the loan level adjustments, double click the desired rate

Cancel

Note: While GPS is available 24/7, the scenario pricing provided is based on the most recently published Planet Rate Sheet.

- A PDF is generated displaying the Loan Scenario Specifications and the Pricing Results which can be saved and printed.

Planet Home Lending Date Generated: April 20, 2022 11:18 PM EDT

GPS GENERATE PRICING SCENARIO

Loan Scenario Specifications

Product	Cony Conforming 15 Yr Fixed
Program	
Interest Rate	5.125%
Lock Days	30
Qualifying Credit Score	700
Occupancy	Primary Residence
Property Type	Attached
Property Cap	75k
Property State	CA
Number of Units	1
Loan Purpose	Purchase
Reason for Refinance	
Mandatory Counseling	Not Applicable
Escrow / Impounds	Yes
Published Price	\$648,000.00
Appraised Value	\$648,000.00
Loan Amount	\$642,000.00
Mortgage Insurance Financed	\$62,000.00
Total Loan Amount	\$642,000.00
Other Financing	\$62.00
PMI Plan Type	Nonowner Paid Monthly Premiums
PMI Coverage Percent	30%

Your Pricing Results

Base Rate	Rate	Price	Margin
5.125%	99.300%	0.000%	
Total Price	5.125%	99.300%	0.000%

The scenario pricing provided by GPS is based on the most recently published Planet Home rate sheet. This is not a lock commitment.