



FOUNDATION
MORTGAGE

Product and Pricing

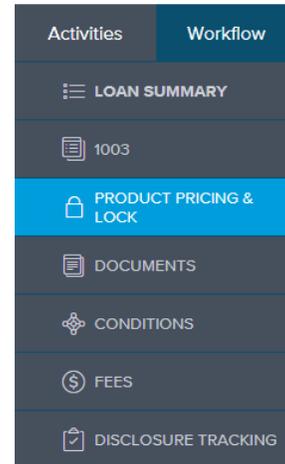


How to search product and pricing

Below are the steps needed to search for product and pricing. Log on to the Foundation Portal, select the borrower in recently accessed loans or the pipeline, then search by loan number or borrower name. Once you are in the loan proceed to Step 1.

Step 1

- Go to Product Pricing & Lock



Step 2

- Select “Search Product & Pricing” to the top right

Product Details

This loan does not have a loan program selected.

Simply select the “Search Product & Pricing” button to continue

[Search Product & Pricing](#)

Step 3

- Verify all items with a red asterisk * are filled in. Then select, search product and pricing. This field will be greyed out until all fields with a red asterisk are complete.
- Optimal Blue will refresh and a new screen will show, verify the terms and hit submit.

<p>1 * Borrower First Name</p> <input type="text" value="Ken"/> <p>* Borrower Last Name</p> <input type="text" value="Customer"/> <p>* Borrower SSN</p> <input type="text" value="***-**-7000"/> <p>* Borrower Citizenship Status</p> <input type="text" value="U.S. Citizen"/>	<p>2 * Representative Credit Score</p> <input type="text"/> <p>* Loan Type</p> <input type="text" value="Conventional"/> <p>* Loan Documentation Type</p> <input type="text" value="Select One"/> <p>* Loan Purpose</p> <input type="text" value="Purchase"/>	<p>3 * Purchase Price</p> <input type="text" value="\$340,000.00"/> <p>* Appraised Value</p> <input type="text" value="\$340,000.00"/> <p>* Term Months * Due In</p> <input type="text" value="360"/> <input type="text"/> <p>* Amortization Type</p> <input type="text" value="Fixed Rate"/> <p>* Lock Period</p> <input type="text" value="30"/> <p>Subordinate Financing Balance</p> <input type="text" value="\$"/>
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Step 4

- Pricing options will be available where you can select the lock period and select the pricing you are looking for. Eligible Products will be listed in the green section.

Pipeline ▶
Search Results ▼
New Search ▶
RateSheet ▶
Historical Ratesheets ▶
Log-Out ▶

Selected Loan: Loan ID: 1381 Status: Registered Borrower: Customer

Re-Submit Options

1st Mtg Loan Amt (Base)
300000

Interest Only
No ▼

Property Zip
91502-1234

Loan Type: **Conforming**

Product Type(s): **Multiple**

Re-Submit

LTV
88.24

Waive Escrows
Yes ▼

1st Mtg Loan Amt (Total)
300000

Loan Term(s): **30 Yr**

Revise Search

CLTV New

AUS
Not Specified ▼

Amortization Type(s): **Fixed**

Desired Rate
8

Buydown
None ▼

ARM Fixed Term(s): **3 Yr, 5 Yr**

Desired Price

Prepayment Penalty
None ▼

Exp. App. Level(s):

Desired Lock
30

DTI Ratio
17.002

Print

Full(Orig) ▼
ByType(Orig)
Top(Orig)
Side(Orig)
Blend(Orig)
Best(Orig)

Links	Eligible Product	Rate	Price	Margin	APR	P&I	Closing Cost (\$)	Discount/Rebate(\$)	Compensation(%)	Compensation(\$)	Discount/Rebate(\$/%)	Detail	Compare
	FMC - 4 Prime Full Doc 30 Yr Fixed	8.250	97.000	0.000	8.579	\$2,254	\$9,000	\$9,000	1.125	\$3,375	3.000% (\$9000)	Show	<input type="checkbox"/>
	FMC - 4 Prime Full Doc 30 Yr Fixed	8.250	97.000	0.000	8.579	\$2,254	\$9,000	\$9,000	1.125	\$3,375	3.000% (\$9000)	Show	<input type="checkbox"/>

Step 5

- Once you know the product you would like and terms, select the blue lock button on the right side to select the product. If not, exit out of the current screen.

Print

Full(Orig) | ByType(Orig) | Top(Orig) | Side(Orig) | Blend(Orig) | Best(Orig)

Links	Eligible Product	Rate	Price	Margin	APR	P&I	Closing Cost (\$)	Discount/Rebate(\$)	Compensation(%)	Compensation(\$)	Discount/Rebate(\$/%)	Detail	Compare
	FMC - 4 Prime Full Doc 30 Yr Fixed	8.250	97.000	0.000	8.579	\$2,254	\$9,000	\$9,000	1.125	\$3,375	3.000% (\$9000)	Hide	<input type="checkbox"/>

View Pricing for lock period: 15 **30** 45 | Expiration: **05/01/23**

Pricing Last Updated: 03/31/23 11:08 AM
Search Timestamp: 03/31/23 12:00 PM

Rate	Price	APR	P&I	Closing Cost (\$)	Origination Charges(\$)	3rd Party Fees(\$)	Discount/Rebate(\$)	Compensation(\$)	Compensation(%)	Discount/Rebate(\$/%)	Select
8.250	97.000	8.579	\$2254	\$9,000	\$9,000	\$0	\$9,000	\$3,375	1.125	3.000% (\$9000)	
8.375	97.250	8.678	\$2280	\$8,250	\$8,250	\$0	\$8,250	\$3,375	1.125	2.750% (\$8250)	
8.500	97.500	8.777	\$2307	\$7,500	\$7,500	\$0	\$7,500	\$3,375	1.125	2.500% (\$7500)	

Step 6

- If you are ready to lock the rate, confirm the terms and select "Request Lock".
- Otherwise, select "Update Encompass"

Search Product and Pricing

Pipeline ▾ Lock Form New ▾ New Search ▾ RateSheet ▾ Historical Ratesheets ▾ Log-Out ▾

Selected Loan: Loan ID: 1381 Status: Registered Borrower: Customer

Changes made on the Lock Form will not be evaluated by the product and pricing engine.

Printer Friendly Version Update Encompass Request Lock

Borrower Information

Borrower First Name Ken	Borrower Last Name Customer	FICO 850	DTI Ratio 17.002	Self Employed No	Citizenship U.S. Citizen
Encompass Loan Number 230312916	Application Date	Lock Expiration	Properties Financed 1		
Monthly Qualifying Income 12850.00					

Property Information

Property Type Single Family	Occupancy Primary Residence	Number of Units 1 Unit	Number of Stories 1
Property Address 10655 Birch St			
Property City Burbank	State California (CA)	Property Zip 91502-1234	County Los Angeles

Loan Information

1st Mtg Loan Amt (Base) 300000	2nd Mtg Loan Amt 0	HELOC Line Amt 0	HELOC Drawn Amt 0
Price/Estimated Value 340000	Appraisal Amount 340000	Loan Purpose Purchase	Cash-Out Amount 0
LTV 88.24	CLTV New	HCLTV	Estimated Closing
1st Mtg Loan Amt (Total)	PMI/MIP/FF/G Fee Amount	PMI/MIP/FF/G Fee %	Waive Escrows

Step 7

- If you requested the lock, under product and pricing it will show lock is requested.

Product Pricing & Lock [View Lock History](#) [Change Request](#)

Lock request WILL NOT be confirmed until the loan has been successfully submitted to FMC.

Product & Lock Details Current Lock Status
🔒 Lock Requested

Prime Full Doc 30 Yr Fixed

ADJUSTMENTS	RATE	PRICE	PRICE(\$)
Base	6.625	97.000	\$(9000.00)
Max of LTV/CLTV is 90% , And FICO is 760	1.625		
Net	8.250	97.000	\$(9000.00)

Lock Requested Date Delivery Type Lock Effective Date Lock Expiration Date Lock Period



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THANK YOU

