



MID AMERICA
MORTGAGE, INC.

**HOW TO
PRICE A
SCENARIO**

Step 1: Log in

Step 2: Make sure there are no loans open

Step 3: Click the Origination tab—then Pricing & Lock

The screenshot displays the website for Mid America Mortgage, Inc. The header is dark purple with the company name in white. Below the header is a navigation bar with several tabs: Home (with a house icon), Loan, Origination (circled in red), Interfaces, Underwriting, Doc Prep, and Reports. A dropdown menu is open under the Origination tab, listing various options: Summary, Pricing & Lock (highlighted in yellow), Compliance Data, Loan Fees, Fees & Loan Estimate, Truth-In-Lending Disclosure, QM Overview, Origination Notes, Processor Tracking, and Processor Tracking - All Loans. On the left side of the page, there is a vertical sidebar with buttons for Home Page, Home, Loan Reports, Loan Information, Contacts, and Bulletins and Reso. On the right side, there are buttons for Report Emails, Click N Close, and Mortgage Machine. Below these buttons, there is a paragraph of text describing the Mortgage Machine platform and its benefits.

Mid America Mortgage, Inc.

Home | Loan | **Origination** | Interfaces | Underwriting | Doc Prep | Reports

Home Page

- Home
- Loan Reports
- Loan Information
- Contacts
- Bulletins and Reso

Origination

- Summary
- Pricing & Lock**
- Compliance Data
- Loan Fees
- Fees & Loan Estimate
- Truth-In-Lending Disclosure
- QM Overview
- Origination Notes
- Processor Tracking
- Processor Tracking - All Loans

Report Emails | Click N Close | Mortgage Machine

Mortgage Machine utilizes a simple process to approve a mortgage. Mortgage Machine, our online platform, allows you to request closing documents fast and easy!

and that the marketplace today is all about competition. Professionals that are here to assist you every step of the way to a higher profit margin.

Scheduled Reports

Step 4: Fill in the fields below. Don't worry about filling in the full address (state is required though).

Mid America Mortgage, Inc.

Welcome, chicago.test | Site Map | Support | Log Out

Loan | Origination | Interfaces | Underwriting | Doc Prep | Reports

Mid America Texas Office Retail and Correspondent | Schmidt Mortgage - Ohio | MAM - Wholesale | Misc Forms

Retail lock policy
1.1.18

Product Lookup Information

How to use this page?

Business Channel	Wholesale	Property Address	123 W MAIN
QM Status		City/State/Zip	Olathe KS 66062
Lien Priority	First Lien	County	
Mortgage Type	FHA	Property Type	Detached
Loan Purpose	Purchase	Condo Stories	0
Property Usage	Primary Residence	# of Units	1
Amortization Type	Fixed	Credit Score	Manual 750
Borrower Type	US Citizen	Term (mos)	360
Documentation Type	Full Documentation	Interest Rate	%
Prepayment Penalty	None	LTV	50.000 %
Yrs Since Bankruptcy	None	CLTV	50.000 %

Sales Price	\$ 200,000.00	
Appraised Value	\$ 200,000.00	
Base Loan Amt	\$ 100,000.00	Down Payment Calculator
MIP/FF/MI	0.000 %	MIP/MI Calculator
(Monthly MI: %)		
MI Paid In Cash	\$ 0.00	
Total Loan Amt	\$ 100,000.00	
Cashout	\$ 0.00	
Subordinate - New	\$ 0.00	Subordinate Calculator
LO Comp Info	Show	
Admin Fee Source	Borrower	0.899% / \$899.00

Special Features

- Balloon
- HUD Repo
- Buydown
- Repair Escrow
- Escrow Waiver
- Lender Insured
- Interest Only
- Texas 50(a)(6)
- Non-Warrantable Condo
- Portfolio/Jumbo/Bonds

To view pricing or lock, click on a product name below.

Step 5: Once the fields are filled in, please click on the “Update Products and Pricing”.

Property Usage: Primary Residence
Amortization Type: Fixed
Borrower Type: US Citizen
Documentation Type: Full Documentation
Prepayment Penalty: None
Yrs Since Bankruptcy: None

Credit Score: Manual 750
Term (mos): 360
Interest Rate: %
LTV: 50.000 %
CLTV: 50.000 %

Special Features

- Balloon
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Sales Price: \$ 200,000.00
Appraised Value: \$ 200,000.00
Base Loan Amt: \$ 100,000.00 [Down Payment Calculator](#)
MIP/FF/MI: 0.000 % \$ 0.00 [MIP/FF/MI Calculator](#)
(Monthly MI: %)
MI Paid In Cash: \$ 0.00
Total Loan Amt: \$ 100,000.00
Cashout: \$ 0.00
Subordinate - New: \$ 0.00 [Subordinate Calculator](#)

LO Comp Info [Show](#)
Admin Fee Source: Borrower 0.899% / \$899.00

To view pricing or lock, click on a product name below.

Update Products and Pricing **Top of Page**

Product Name	Rate	Price	Margin	Exp Date
FHA 30 (Retained Servicing) [791]	3.875	0.122	99.999	03/27/19
FHA 30 [288]	4.000	-0.106	99.999	03/27/19
FHA 30 with DPA (Retained Servicing) [903]	4.000	-0.228	99.999	03/27/19
FHA 30 Low Balance (Retained Servicing) [960]	5.250	-3.886	99.999	03/27/19

Step 6: Click on the product your customer is interested in to see pricing and adjustments.

Property Usage: Primary Residence
 Amortization Type: Fixed
 Borrower Type: US Citizen
 Documentation Type: Full Documentation
 Prepayment Penalty: None
 Yrs Since Bankruptcy: None

Credit Score: Manual 750
 Term (mos): 360
 Interest Rate: %
 LTV: 50.000 %
 CLTV: 50.000 %

Special Features

- Balloon
- HUD Repo
- Buydown
- Repair Escrow
- Escrow Waiver
- Lender Insured
- Interest Only
- Texas 50(a)(6)
- Non-Warrantable Condo
- Portfolio/Jumbo/Bonds

Sales Price: \$ 200,000.00
 Appraised Value: \$ 200,000.00
 Base Loan Amt: \$ 100,000.00
 MIP/FF/MI: 0.000 %
 (Monthly MI: %)
 MI Paid In Cash: \$ 0.00
 Total Loan Amt: \$ 100,000.00
 Cashout: \$ 0.00
 Subordinate - New: \$ 0.00

LO Comp Info: Show
 Admin Fee Source: Borrower 0.999% / \$899.00

To view pricing or lock, click on a product name below.

[Update Products and Pricing](#) [Top of Page](#)

Product Name	Rate	Price	Margin	Exp Date
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FHA 30 with DPA (Retained Servicing) [903]	4.000	-0.228	99.999	03/27/19
FHA 30 Low Balance (Retained Servicing) [900]	5.250	-3.886	99.999	03/27/19

Pricing will show up net any pricing adjustments (Pricing within the box is final/total price)

Selected Product: **FHA 30 (Retained Servicing)**

LO Compensation Source:

Rate		03/27/19	04/11/19	04/26/19	05/13/19
3.750		-1.378	-1.228	-0.978	-0.728
3.875		-1.878	-1.728	-1.478	-1.228
4.000		-2.478	-2.328	-2.078	-1.828
4.125		-2.928	-2.778	-2.528	-2.278
4.250		-2.941	-2.791	-2.541	-2.291
4.375		-3.441	-3.291	-3.041	-2.791
4.500		-3.941	-3.791	-3.541	-3.291
4.625		-4.391	-4.241	-3.991	-3.741
4.750		-4.123	-3.973	-3.723	-3.473
4.875		-4.191	-4.041	-3.791	-3.541
5.000		-4.691	-4.541	-4.291	-4.041
5.125		-5.041	-4.891	-4.641	-4.391
5.250		-4.916	-4.766	-4.516	-4.266
5.375		-5.066	-4.916	-4.666	-4.416
5.500		-5.316	-5.166	-4.916	-4.666
5.625		-5.566	-5.416	-5.166	-4.916
5.750		-5.423	-5.273	-5.023	-4.773

Click on a price to select for locking.
Pricing is based on user settings for Chicago Test.

Pricing Adjustments				
Description	Price Adj	Rate Adj	Margin Adj	Max Price
Gov't 30 Loan amount \$85,001-\$110,000	0.270	0.000	0.000	100
Gov't >=720 FICO	-0.250	0.000	0.000	100
Purchase Special!	-0.125	0.000	0.000	100
Gov't 30 State adjustment - KS	0.000	0.000	0.000	100

[Return to Products and Pricing Lookup](#)