



Click n' Close™, Inc.
Mortgage

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 web application interface for Click n' Close, Inc. The top navigation bar is dark purple with white text and icons. The 'Origination' tab is circled in red. A dropdown menu is open under 'Origination', with 'Pricing & Lock' highlighted in yellow. The left sidebar contains 'Home Page', 'Home', and 'Loan Reports'. The right sidebar has 'Important e-mails' and 'MORTGAGE MACHINE!'.

Click n' Close, Inc.

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

Home Page

- Summary
- Pricing & Lock**
- Compliance Data
- Loan Fees
- Truth-In-Lending Disclosure
- QM Overview
- Origination Notes

Home

Loan Reports

Important e-mails

MORTGAGE MACHINE!

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

Click n' Close, Inc. Welcome, chicago.test | Site Map | Support Log Out

[Home](#) | [Menu](#) | [Loan](#) | [Origination](#) | [Interfaces](#) | [Underwriting](#) | [Doc Prep](#) | [Reports](#) | [Refresh](#) | [Settings](#)

Pricing and Lock

No loan is open. [Register a New Loan](#) [Open Existing](#) [Data Options](#) [Load a Template](#) [Save as a Template](#) [Load from History](#)

Thank you for allowing us to help you with your borrower's lending needs, we appreciate your business!

[How to use this page. ?](#)

Property

City/State/Zip: [Lookup](#) Property Type:

County: [Edit](#) Number Of Units: Condo Stories:

Loan Information

Business Channel: Amortization Type:

Lien Priority: Borrower Type:

Mortgage Type: Documentation Type:

Loan Purpose: Prepayment Penalty:

Property Usage: Yrs Since Bankruptcy:

Sales Price	\$	<input type="text" value="300,000.00"/>		Credit Score	<input type="text" value="Manual"/>
Appraised Value	\$	<input type="text" value="325,000.00"/>			<input type="text" value="640"/>
Base Loan Amt	\$	<input type="text" value="289,500.00"/>	Down Pmt Calculator	Term	<input type="text" value="360"/> mos
MIP/FF/MI	<input type="text" value="0.000"/> %	\$ <input type="text" value="0.00"/>	MIP/MI Calculator	LTV	<input type="text" value="96.500"/> %
MI Paid In Cash	\$	<input type="text" value="0.00"/>		CLTV	<input type="text" value="96.500"/> %
Total Loan Amt	\$	<input type="text" value="289,500.00"/>		DTI Ratio	<input type="text" value="0.000"/> %
Cashout	\$	<input type="text" value="0.00"/>		Monthly MI	<input type="text" value=""/> %
Subordinate - New	\$	<input type="text" value="0.00"/>			

Special Features

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

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

MIP/FF/MI % \$ MIP/MI Calculator

MI Paid In Cash \$

Total Loan Amt \$

Cashout \$

Subordinate - New \$

LTV %

CLTV %

DTI Ratio %

Monthly MI %

Repair Escrow

Escrow Waiver

Lender Insured

Interest Only

Texas 50(a)(6)

Non-Warrantable Condo

Portfolio/Bonds/Rosebud

High Balance Loan

LO Compensation [Show](#)

Admin Fee Source 0.207% / \$599.00

No rule violations were found.

[Refresh List](#) | [Report Incorrect Error Message\(s\)](#)

For pricing or lock, click a product name below.

Update Products and Pricing [View Pricing as a Different User](#) [Top of Page](#)

Product Name	Rate	Price	Margin	Exp Date
FHA 30 (Retained Servicing) [2334] 🔍 🔒	4.250	0.136	99.999	09/08/2022
FHA 30 with Community Sponsored DPA [2429] 🔍 🔒	4.375	-0.097	99.999	09/08/2022
FHA 30 1x Close 120 day (Retained Servicing) [2606] 🔍 🔒	5.625	0.051	99.999	09/08/2022
FHA 30 1x Close 180 day (Retained Servicing) [2607] 🔍 🔒	5.875	0.051	99.999	09/08/2022
FHA 30 1x Close 270 day (Retained Servicing) [2608] 🔍 🔒	6.125	0.051	99.999	09/08/2022
FHA 30 1x Close 360 day (Retained Servicing) [2609] 🔍 🔒	6.375	0.051	99.999	09/08/2022

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

MIP/FF/MI % \$ MIP/MI Calculator

MI Paid In Cash \$

Total Loan Amt \$

Cashout \$

Subordinate - New \$

LTV %

CLTV %

DTI Ratio %

Monthly MI %

- Repair Escrow
- Escrow Waiver
- Lender Insured
- Interest Only
- Texas 50(a)(6)
- Non-Warrantable Condo
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For pricing or lock, click a product name below.

[Update Products and Pricing](#) [View Pricing as a Different User](#) [Top of Page](#)

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FHA 30 1x Close 180 day (Retained Servicing) [2607]	5.875	0.051	99.999	09/08/2022
FHA 30 1x Close 270 day (Retained Servicing) [2608]	6.125	0.051	99.999	09/08/2022
FHA 30 1x Close 360 day (Retained Servicing) [2609]	6.375	0.051	99.999	09/08/2022

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

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

Loan Amount: \$289,500.00

LO Comp: Source:

Rate	09/08/2022	09/23/2022	10/11/2022	10/24/2022
3.750	1.941	2.091	2.341	2.491
3.875	1.499	1.649	1.899	2.049
4.000	0.973	1.123	1.373	1.523
4.125	0.593	0.743	0.993	1.143
4.250	0.136	0.286	0.536	0.686
4.375	-0.347	-0.197	0.053	0.203
4.490	-0.748	-0.598	-0.348	-0.198
4.500	-0.798	-0.648	-0.398	-0.248
4.625	-1.151	-1.001	-0.751	-0.601
4.750	-1.199	-1.049	-0.799	-0.649
4.875	-1.692	-1.542	-1.292	-1.142
5.000	-2.119	-1.969	-1.719	-1.569
5.125	-2.414	-2.264	-2.014	-1.864
5.250	-2.737	-2.587	-2.337	-2.187
5.375	-2.609	-2.459	-2.209	-2.059
5.500	-3.082	-2.932	-2.682	-2.532
5.625	-3.326	-3.176	-2.926	-2.776
5.750	-3.493	-3.343	-3.093	-2.943
5.875	-3.453	-3.303	-3.053	-2.903
5.990	-3.740	-3.590	-3.340	-3.190
6.000	-3.790	-3.640	-3.390	-3.240
6.125	-4.067	-3.917	-3.667	-3.517

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

Pricing Adjustments

Display hidden and profit adjustments.

Description	Price Adj	Rate Adj	Margin Adj	Max Price
Test 8.17.2022 fha only chicago test broker	-1.250	0.000	0.000	100
Admin Fee Adjustment - if 0 then admin fee is included in borrower origination fees	0.311	0.000	0.000	100
Gov't Purchase 640-649 FICO >95 LTV	0.250	0.000	0.000	100
Gov't 30 Loan amount \$240,001-\$300,000	-0.090	0.000	0.000	100

[Return to Products and Pricing Lookup](#)