Luxury Mortgage Corp.®

Luxury Mortgage Corp.
Loan Action Form Guide

Introduction

The Loan Action Form is a summary of the details of the proposed transaction. It ensures our disclosure team issues initial disclosures as intended, including any affiliated business arrangements and any third-party fees. It is important to complete the Loan Action Form in its entirety to ensure the loan is disclosed accurately.

Sales Support

LMC's Sales Support Specialists are ready to help troubleshoot portal-related issues and can assist in walking new users through scenario inquiries, loan submissions, status updates, rate locks, and more! For assistance, contact TPOTraining@luxurymortgage.com.

How to Get Started

Immediately after uploading your Fannie Mae 3.4 and registering the file, click **Loan Action Form** in the left-hand menu.
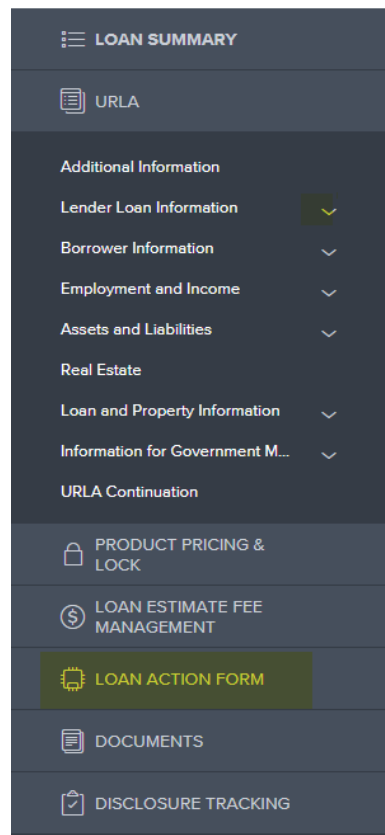
The Loan Action Form is divided into two main sections. The top section of the form will reflect the submitting broker information and basic borrower data from the Fannie Mae 3.4 file, with some manual entry required. The bottom of the form is where you will enter pricing and any additional fees applicable to the loan.

Note: Any 3rd party fees not included on the initial Loan Action Form will not be able to be added later without a valid change of circumstance.

Loan Action Form - Registration

Luxury Mortgage Corp.®

Broker Information

Company Name
a LMC Mortgage (Wholesale)

Branch Address
4 Landmark Square

City
Stamford

State
CT

Zip
06901

Contact First Name
Kimberly

Contact Last Name
Testo

Contact Phone

Contact Email

Borrower

Last Name
Test

First Name
Cindy

Email Address
kbrown@luxurymortgage.com

Co-Borrower

Last Name

First Name

Email Address

Subject Address

Address

City
Beverly Hills

State
CA

Zip
90210

Transaction Information

Transaction Type
Purchase

Loan Amount
800000

Subordinate Financing

Estimated Value
2000000

Appraised Value
2000000

Purchase Price
2000000

LTV
40

TLTV
40

DTI

Loan Series
Single Access

Loan Program
Simple Access Investor Cash Flow DSCR 30 Yr Fixed

Loan Term
30 years

Debt Service Coverage Ratio
>= 1.0

Credit Score
782

Doc Type
Investor - DSCR

Property Type
Detached

Occupancy Type
Investor

Escrow/Impounds
No Impounds

Prepay Penalty
5 Year

State
CA

Bank Statement/1099 Method
N/A

Credit Event*
Never

Using Departing Residence Rates?
No

Notes to LMC:
Please advise if loan is an exception, unusual/relevant circumstances, special pricing, etc.

Callout: Broker information will default based on the log in used to submit the file.

Callout: Purpose, Loan Amount, and other details present on the Fannie Mae 3.4 file will auto-populate into the Transaction Information section, however program, term, DTI/DSCR, credit events, and other criteria not listed on the Fannie Mae 3.4 require manual entry.

Callout: Select the most appropriate response from the available dropdowns to complete the form entirely.

Callout: Borrower and property information will import from the Fannie Mae 3.4 file.

In the Loan Program, Pricing and Fees section, enter contingency/COE/estimated signing date as applicable.

Loan Program Pricing and Fees

Enter proposed rate and price for the transaction in *Chosen Pricing.*

Purchase Only:

Mortgage Contingency Date: 08/04/2023

Close of Escrow Date: 08/31/2023

	Rate	Price	Margin
Chosen Pricing	8.5	1.00	

All Transactions:

Estimated Doc Signing Date: 08/31/2023

Type of Compensation: Borrower Paid

Loan Fees:

	Final Pricing	8.500	1.000	0.000
Broker Compensation	% 2	$ 16000.0(	Max Prices	
Discount LMC	% 1	$ 8000.00		

Appraisal: AMC Name — 1000

Second Appraisal: AMC Name — 1000

Departing Residence Appraisal: AMC Name — AMC Fee $

Processing — 895

$

$

Utilize the Type of Compensation drop down to indicate whether the broker compensation is borrower or lender paid and enter the amount in the applicable field.

Enter any discount points to LMC.

Enter any 3rd party fees such as processing fees in the allotted fields.

Note: Fees not captured during initial disclosures will not be eligible to be added later.

Lastly, answer the affiliated business arrangement question in the drop down.

Luxury Mortgage Fees

Underwriting Fee: 1395

Doc Prep Fee: 225

Credit Report Fee: 75.00

Flood Certification Fee: 12.50

$

$

Click button to Calculate Total: [Calculate Total]

Total Lender/TPO Fees: 28602.50

Will any fees charged to the borrower be paid to an entity that the broker has an affiliate relationship with? No

Once you have completed the Loan Action Form in its entirety, click "Create".

[Cancel] [Create]

A pop-up will deploy to confirm your submission. Click "Generate" to create a PDF version which will be stored in the file and sent to our disclosures team.

Generate PDF for LAF Form

Are you sure that you want to generate the LAF Form fo Encompass?

[Close] [Generate]

Chosen Pricing	8.5	1.00