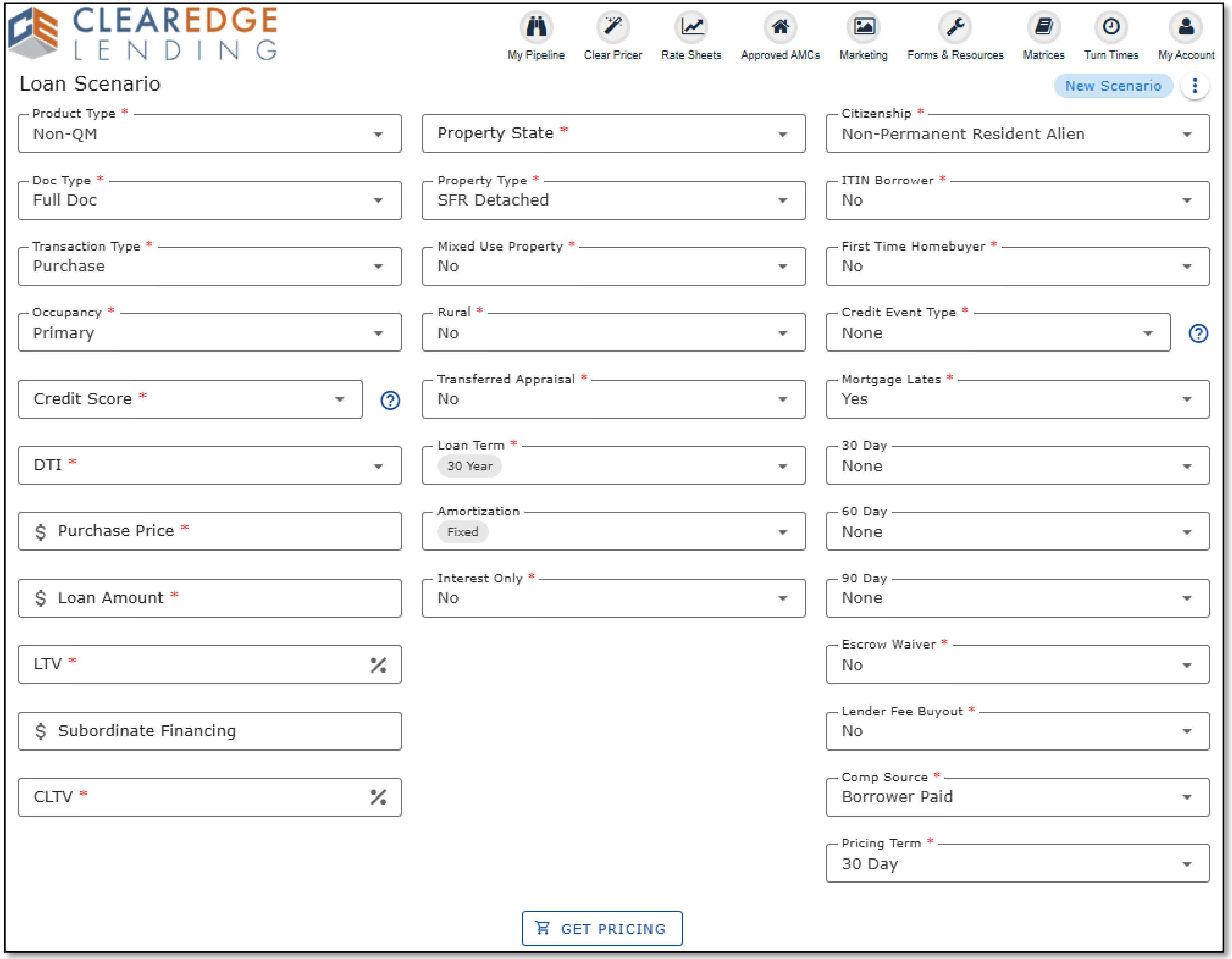
CLEAREDGE LENDING

CLEAR PRICER JOB AID

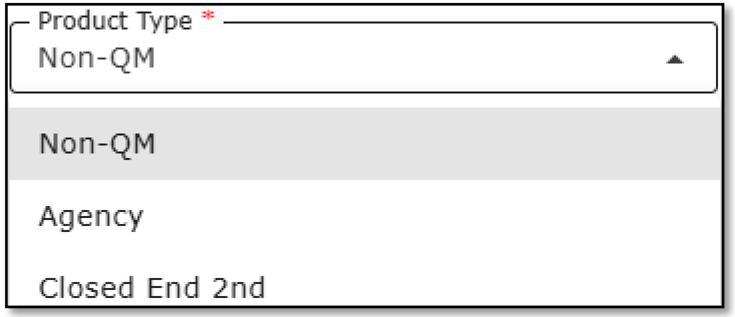


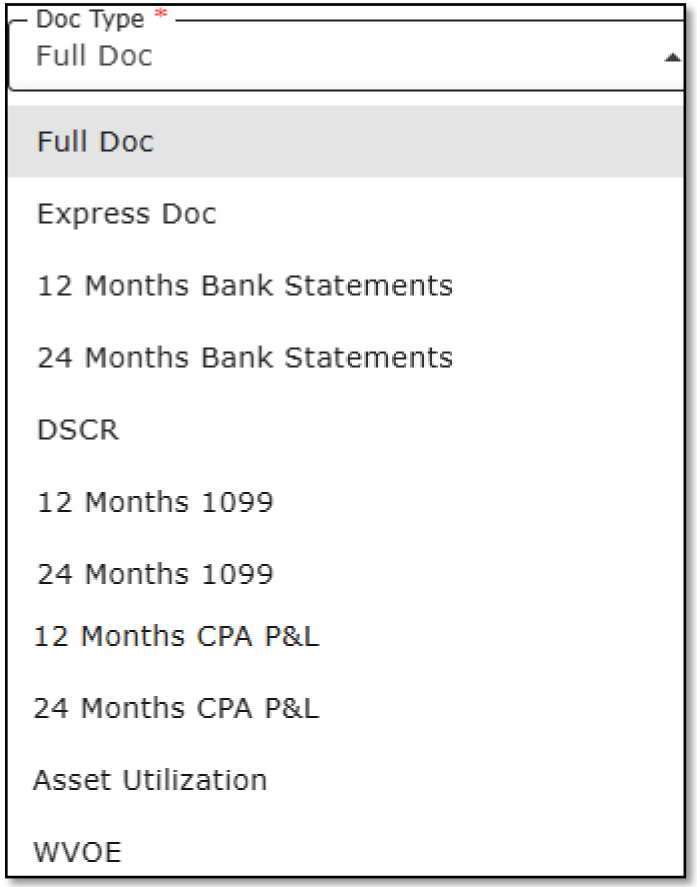
Product Type – (select)

- Non-QM
- Agency
- Closed End 2nd

Doc Type – (select)

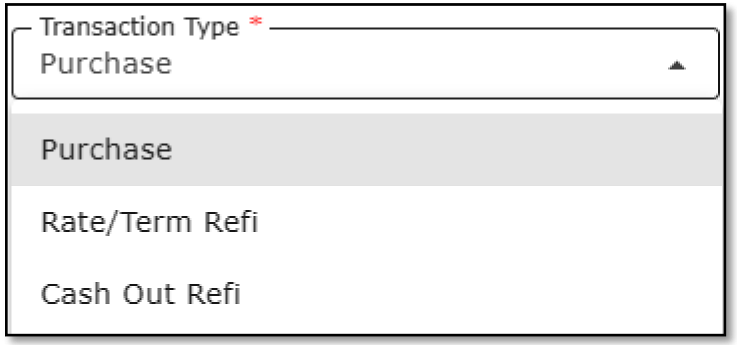
- Full Doc
- Express Doc
- 12 Months Bank Statements
- 24 Months Bank Statements
- DSCR
- 12 Months 1099
- 24 Months 1099
- 12 Months CPA P&L
- 24 Months CPA P&L
- Asset Utilization (when stacking income includes AU, must select this Doc Type for pricing)
- WVOE

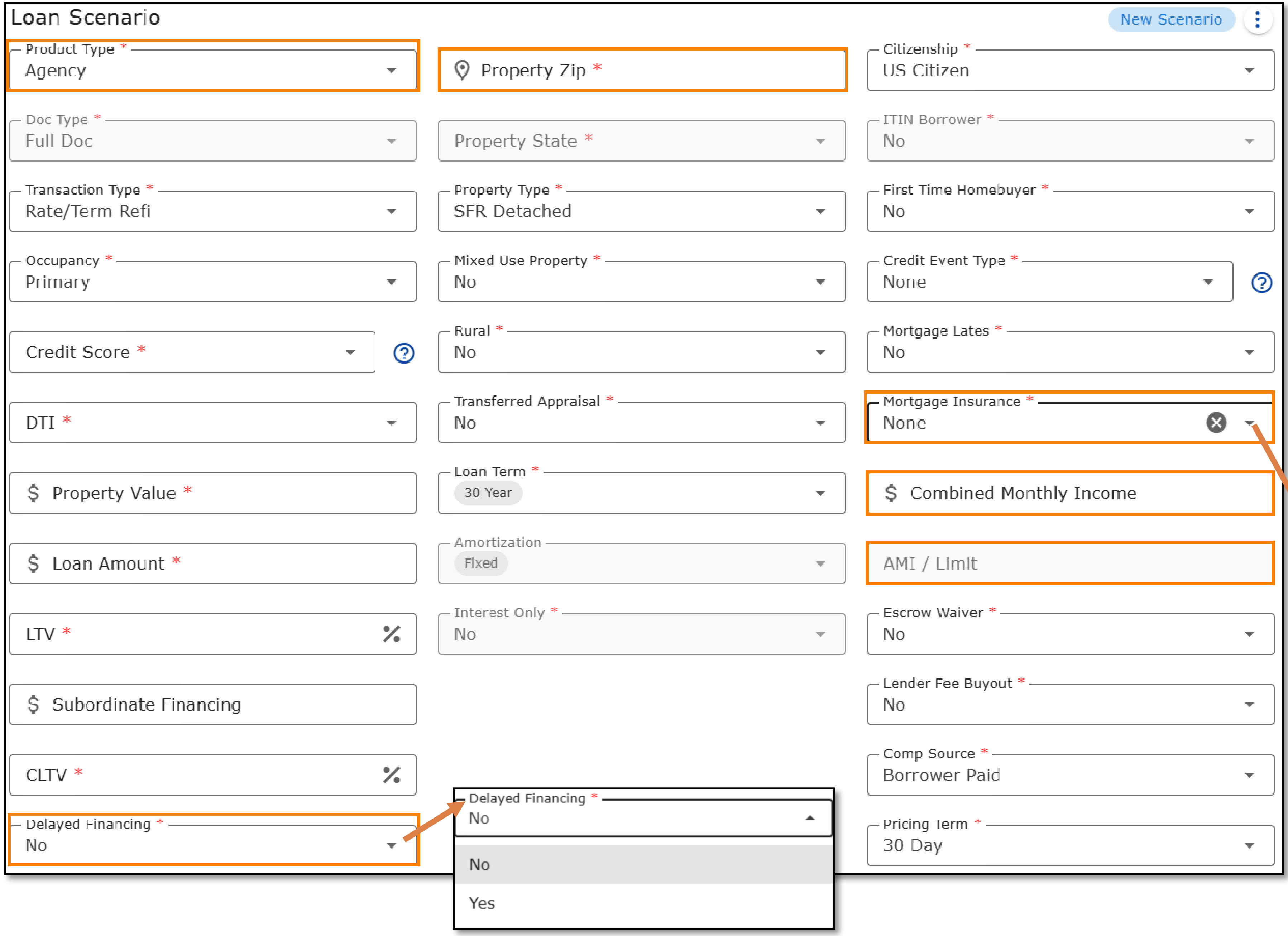




Transaction Type – (select)

- Purchase
- Rate/Term Refi
- Cash Out Refi

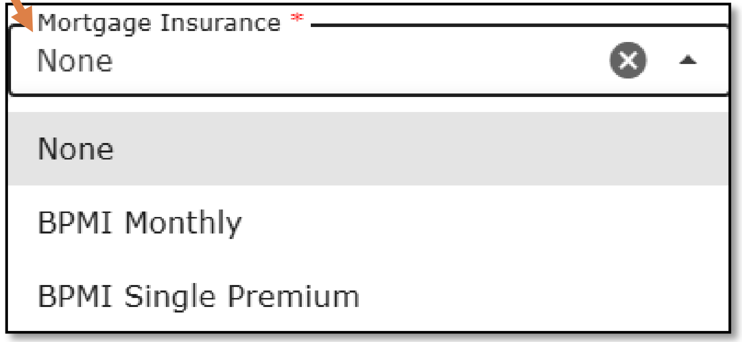




Product Type = Agency

Additional required Fields:

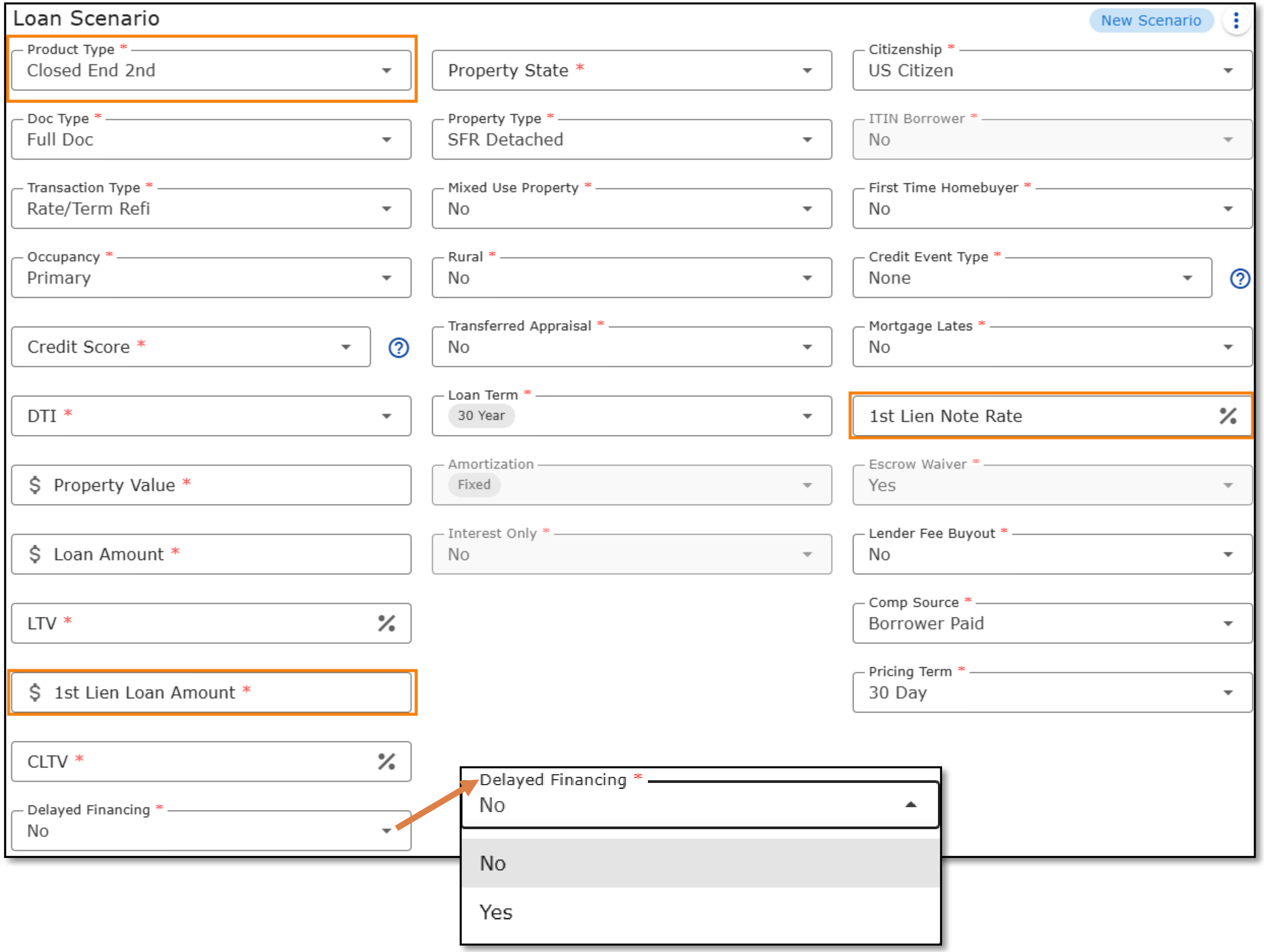
- **Property Zip** (**Property State** auto populates based on zip input)
- **Mortgage Insurance** (select)
  - None
  - BPMI Monthly
  - BPMI Single Premium
- **Combined Monthly Income**
- **AMI / Limit**
- **Delayed Financing** – **No** or **Yes** (only applicable for Rate/Term Refi)



Product Type = Closed End 2nd

Additional required fields:

- 1st Lien Loan Amount
- 1st Lien Note Rate
- Delayed Financing – No or Yes (only applicable for Rate/Term Refi)



Occupancy – (select)

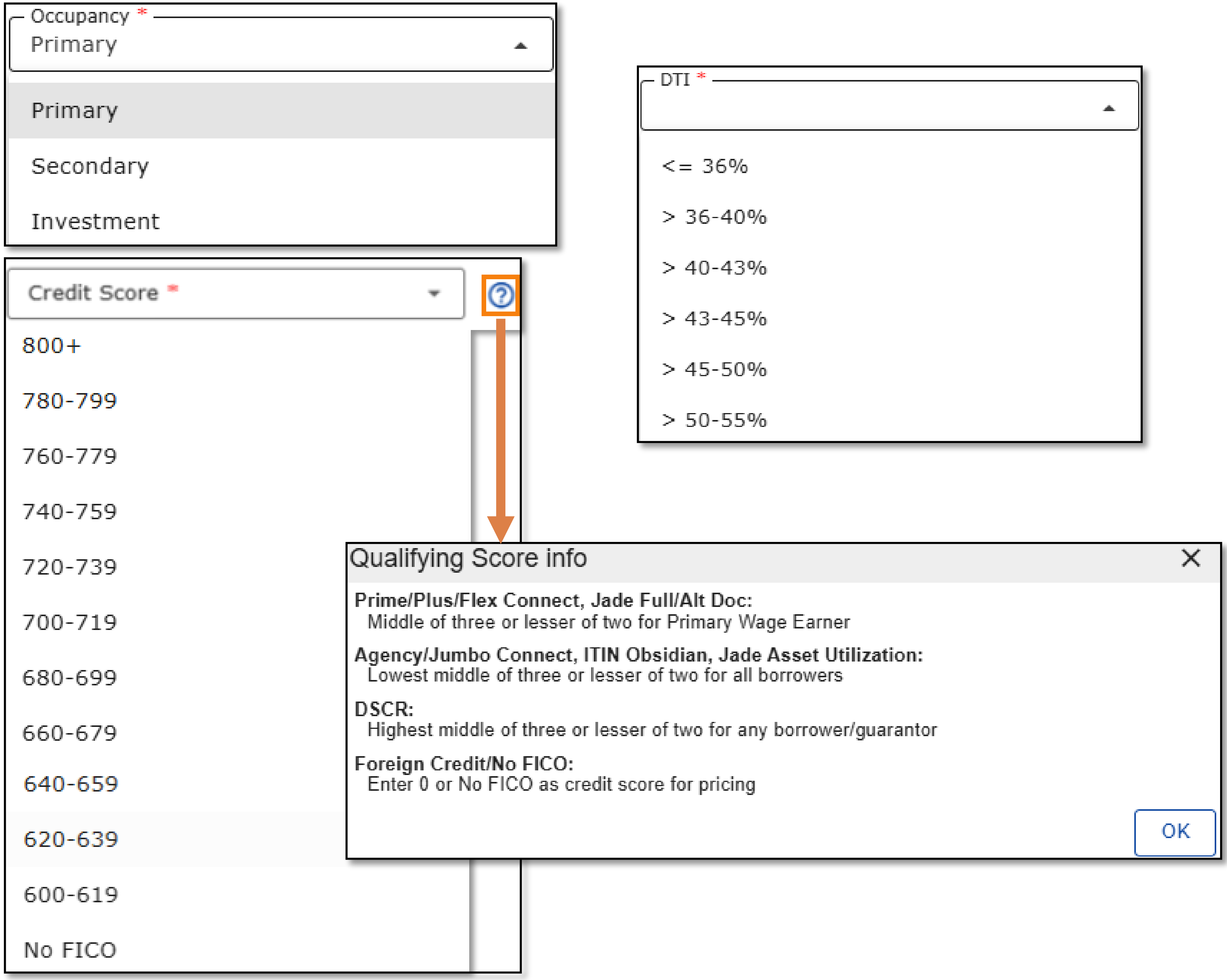
- Primary
- Secondary
- Investment

Credit Score –

- Select the range for the borrowers FICO
- Applicable LLPAs will be applied based on the selection
- Click the **?** to determine the applicable Qualifying FICO Score for the selected program

DTI –

- Select the range for the applicable DTI
- Applicable LLPAs will be applied based on the selection



DSCR *

1.00

- >= 1.50
- 1.31-1.49
- 1.25-1.30
- 1.16-1.24
- 1.10-1.15
- 1.01-1.09
- 1.00
- 0.85-0.99
- 0.75-0.84
- < 0.75 / No Ratio

DSCR – (only applicable when **DSCR** - **Doc Type** is selected)

- Select accurate **DSCR** score range in order to get accurate pricing and for the accurate LLPAs to be applied.

Example of **Investor Connect** LLPAs for DSCR (subject to change with rate sheet changes)

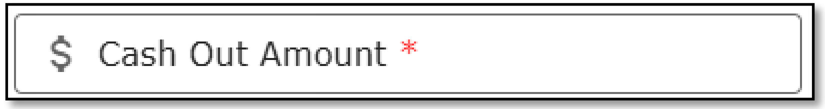
	LTV/CLTV							
	< 50	50.01 - 55	55.01 - 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
No Ratio								
DSCR 0.75 - 0.99	0.625	0.625	0.750	1.125	2.000	2.250		
DSCR 1.00 - 1.24	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	(0.250)	0.000
DSCR 1.25 - 1.49	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	(0.500)	0.000
DSCR => 1.50	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	(0.625)	0.000

Example of **Investor Premier** LLPAs for DSCR (subject to change with rate sheet changes)

	LTV/CLTV							
	< 50	50.01 - 55	55.01 - 60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85
No Ratio								
DSCR 0.85 - 0.99								
DSCR 1.00 - 1.24	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500		
DSCR 1.25 - 1.49	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625		
DSCR => 1.50	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750		

Input the following:

- **Purchase Price**
- **Loan Amount** or **LTV** – if you input one the other will auto calculate
- **Subordinate Financing** (if applicable)
- **CLTV** – will auto calculate if sub financing is added or will reflect the same as the LTV if sub financing is not applicable
- When **Transaction Type** = **Cash Out Refi**, **Cash Out Amount** field appears and is required

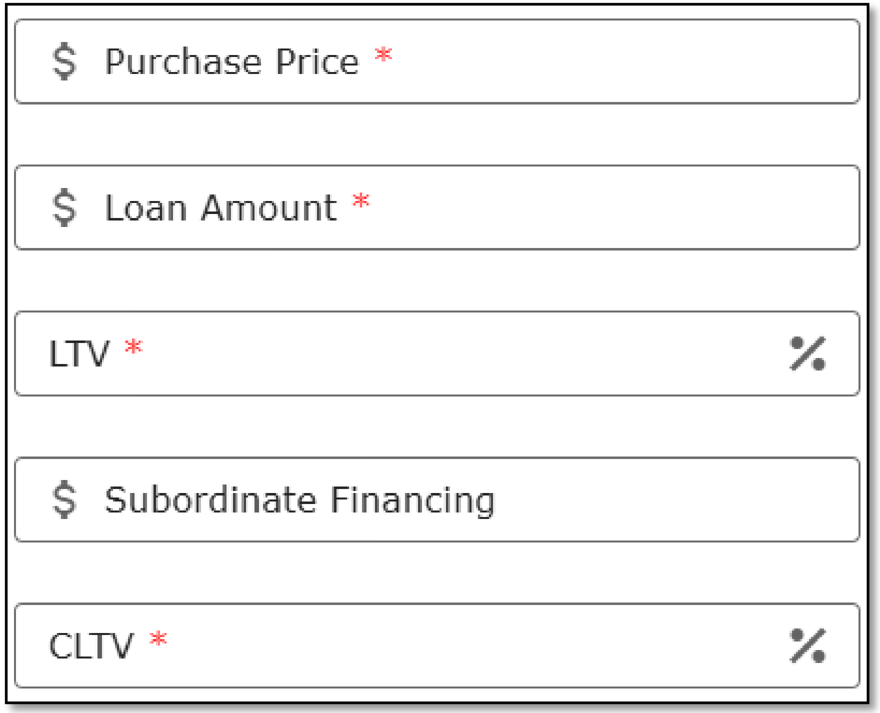


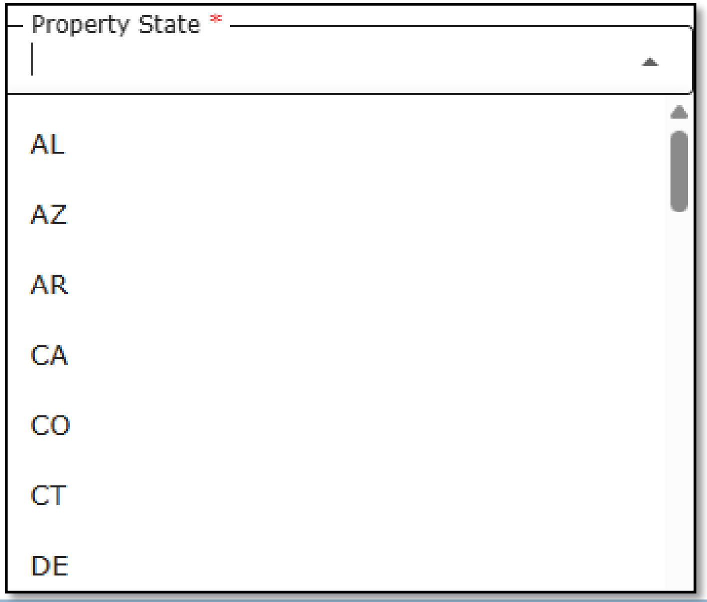
Property State – (select)

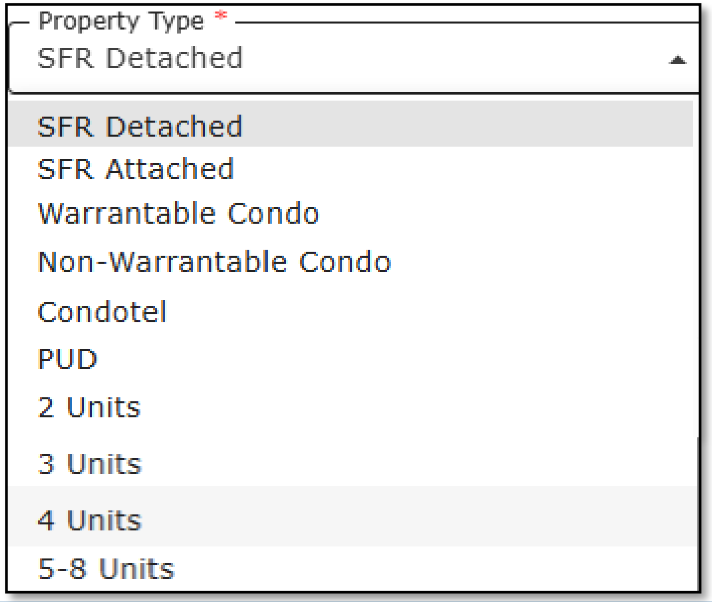
- Select the subject property State from the drop-down list

Property Type – (select)

- SFR Detached
- SFR Attached
- Warrantable Condo
- Non-Warrantable Condo
- Condotel
- PUD
- 2 Units
- 3 Units
- 4 Units
- 5-8 Units

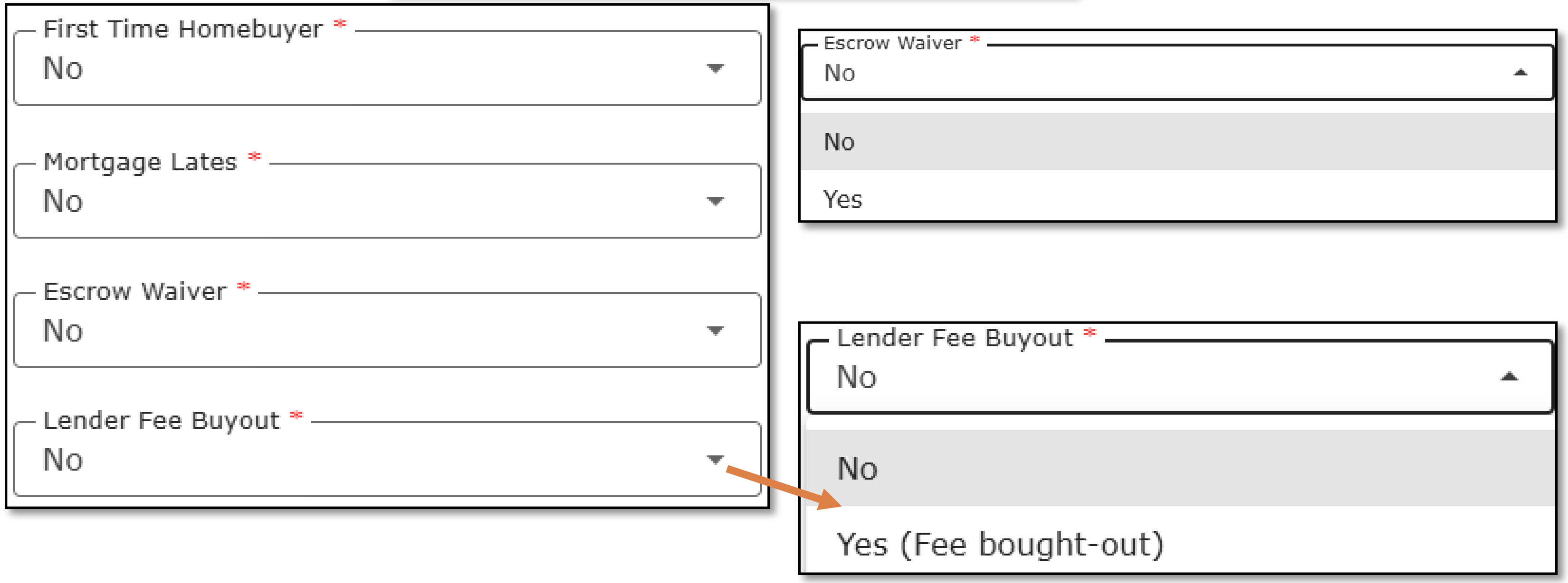






Select the applicable response of **No** or **Yes** for the following questions:

- **Mixed Use Property**
- **Rural**
- **Transferred Appraisal** (if program allows)
- **Interest Only**
- **First Time Homebuyer**
- **Mortgage Lates**
- **Escrow Waiver** (important to accurately select, impacts pricing)
- **Lender Fee Buyout**
  - **Yes** = Fee bought-out, rolled into rate
  - **No** = Fee charged as normal



Loan Term –

- 30 Year
- 40 Year

Amortization –

- Fixed
- ARM

Citizenship –

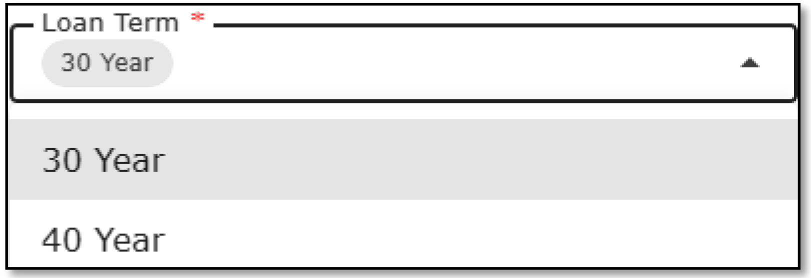
- US Citizen
- Permanent Resident Alien
- Non-Permanent Resident Alien
- Foreign National

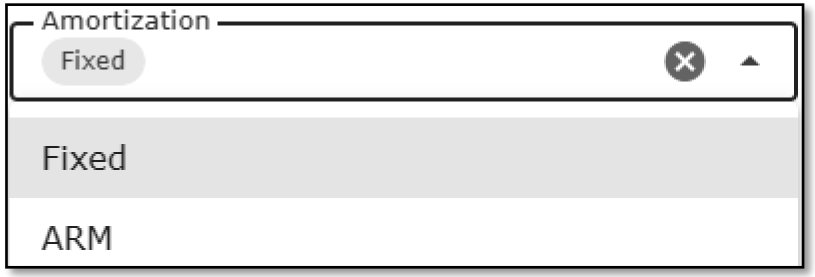
ITIN Borrower –

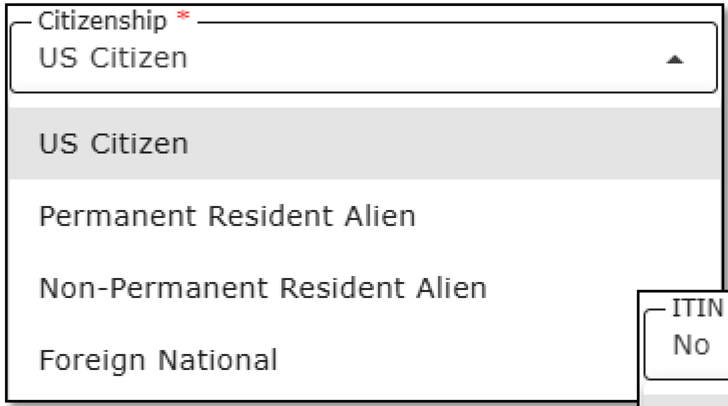
- No (defaults for US Citizen & Permanent Resident Alien)
- Yes (eligible for Non-Permanent Resident Alien & Foreign National)

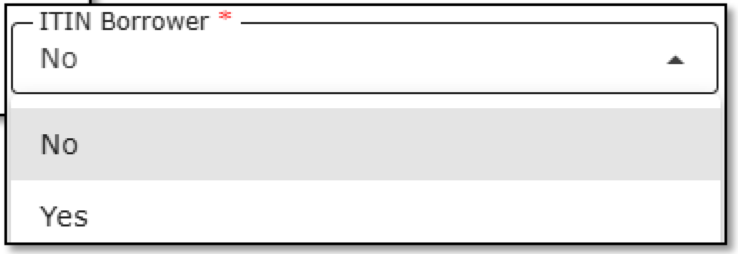
Borrower Type –

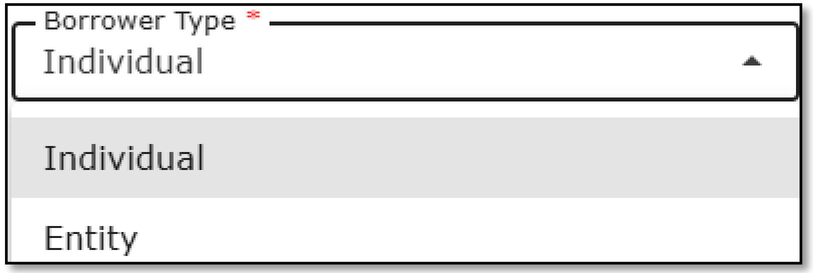
- Individual
- Entity





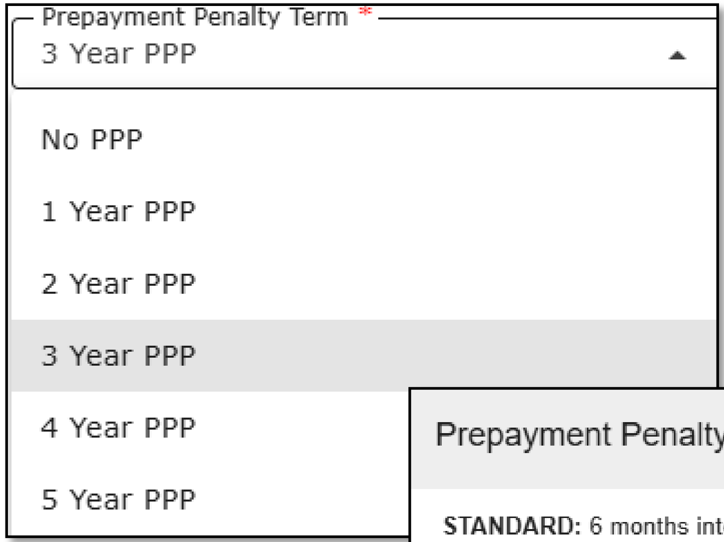




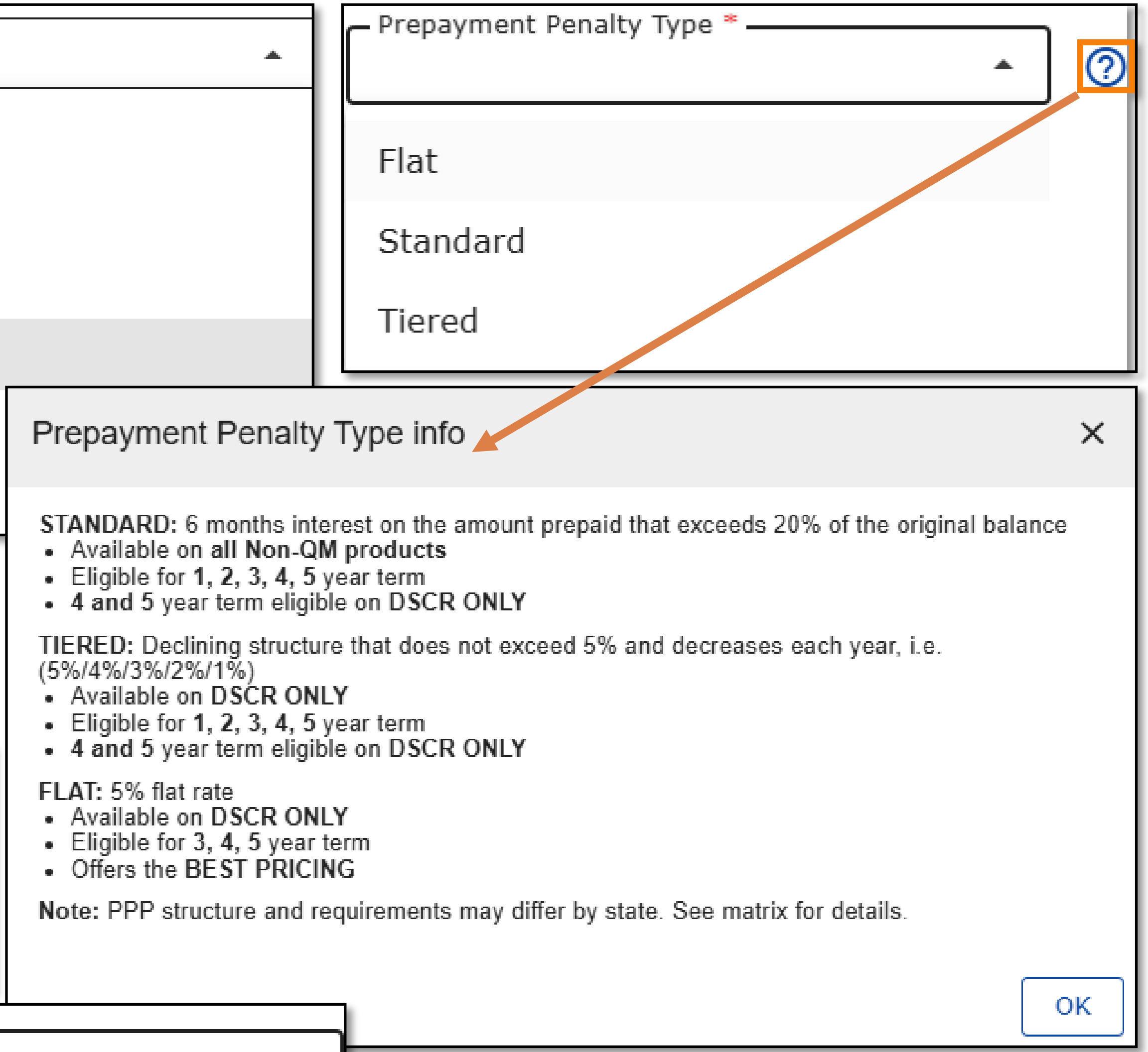


When applicable based on program requirements select the following:

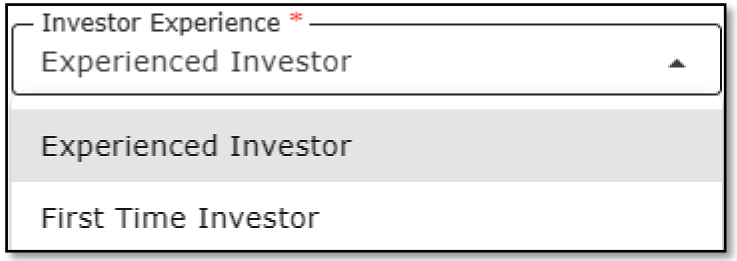
- **Prepayment Penalty Term –**
  - No PPP
  - 1 Year PPP
  - 2 Year PPP
  - 3 Year PPP
  - 4 Year PPP
  - 5 Year PPP



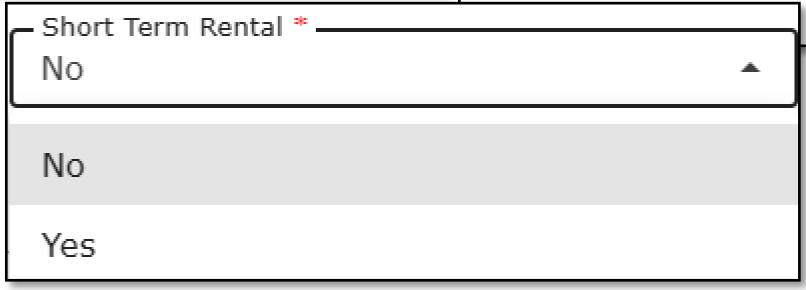
- **Prepayment Penalty Type –** (click **?** for details)
  - Flat (minimum 3-year PPP required)
  - Standard
  - Tiered



- **Investor Experience –**
  - Experienced Investor
  - First Time Investor



- **Short Term Rental –**
  - No
  - Yes

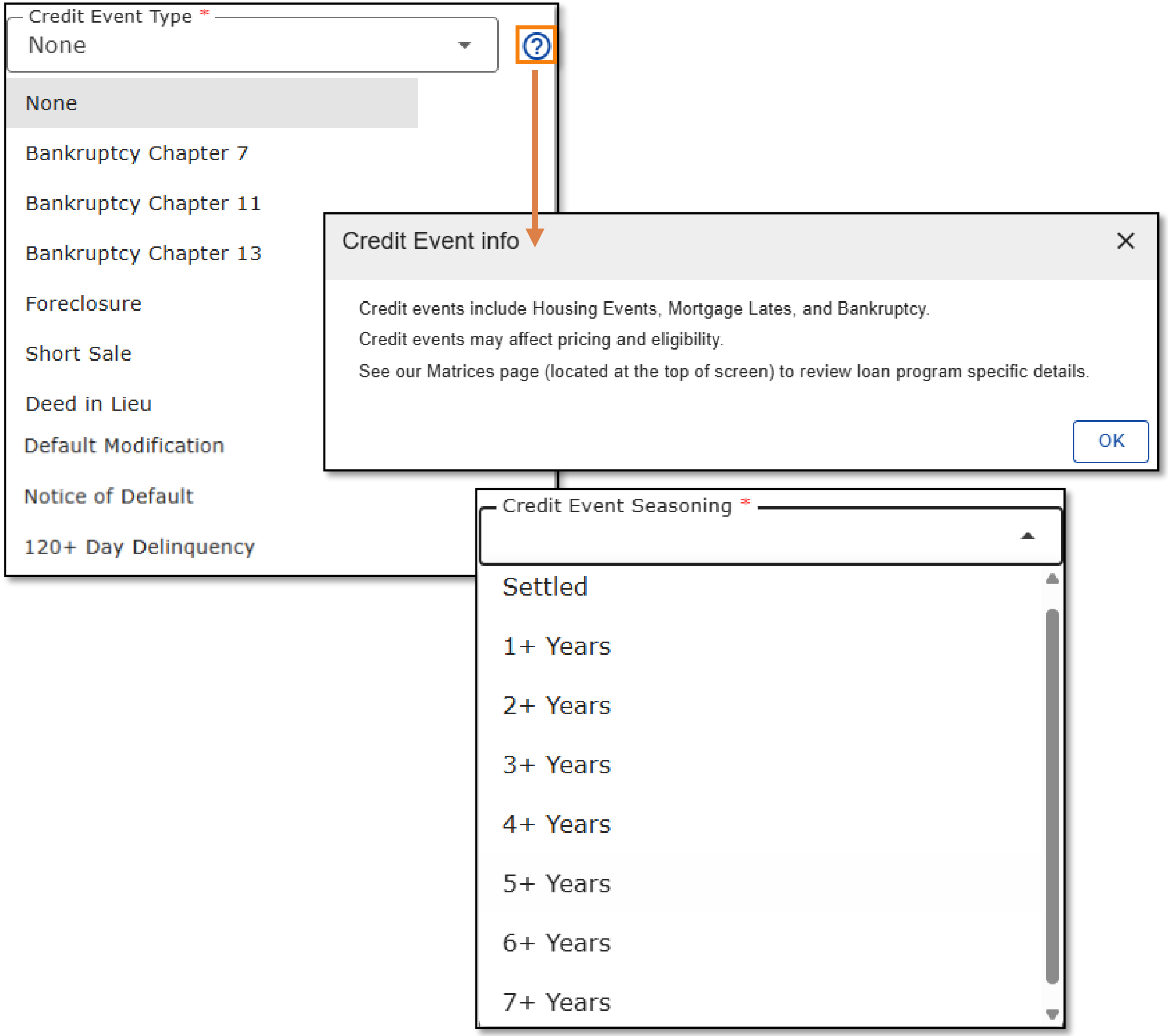


Credit Event Type – (click ? for details)

- None
- Bankruptcy Chapter 7
- Bankruptcy Chapter 11
- Bankruptcy Chapter 13
- Foreclosure
- Short Sale
- Deed in Lieu
- Default Modification
- Notice of Default
- 120+ Day Delinquency

Credit Event Seasoning –

- Settled
- 1+ Years
- 2+ Years
- 3+ Years
- 4+ Years
- 5+ Years
- 6+ Years
- 7+ Years



Mortgage Lates –

- No
- Yes (if Yes, response needed for applicable 30, 60, 90 Day questions)

30 Day –

- None
- ≥ 1x30x24
- 1x30x12
- ≥ 2x30x12

60 Day –

- ≥ 1x60x12

90 Day –

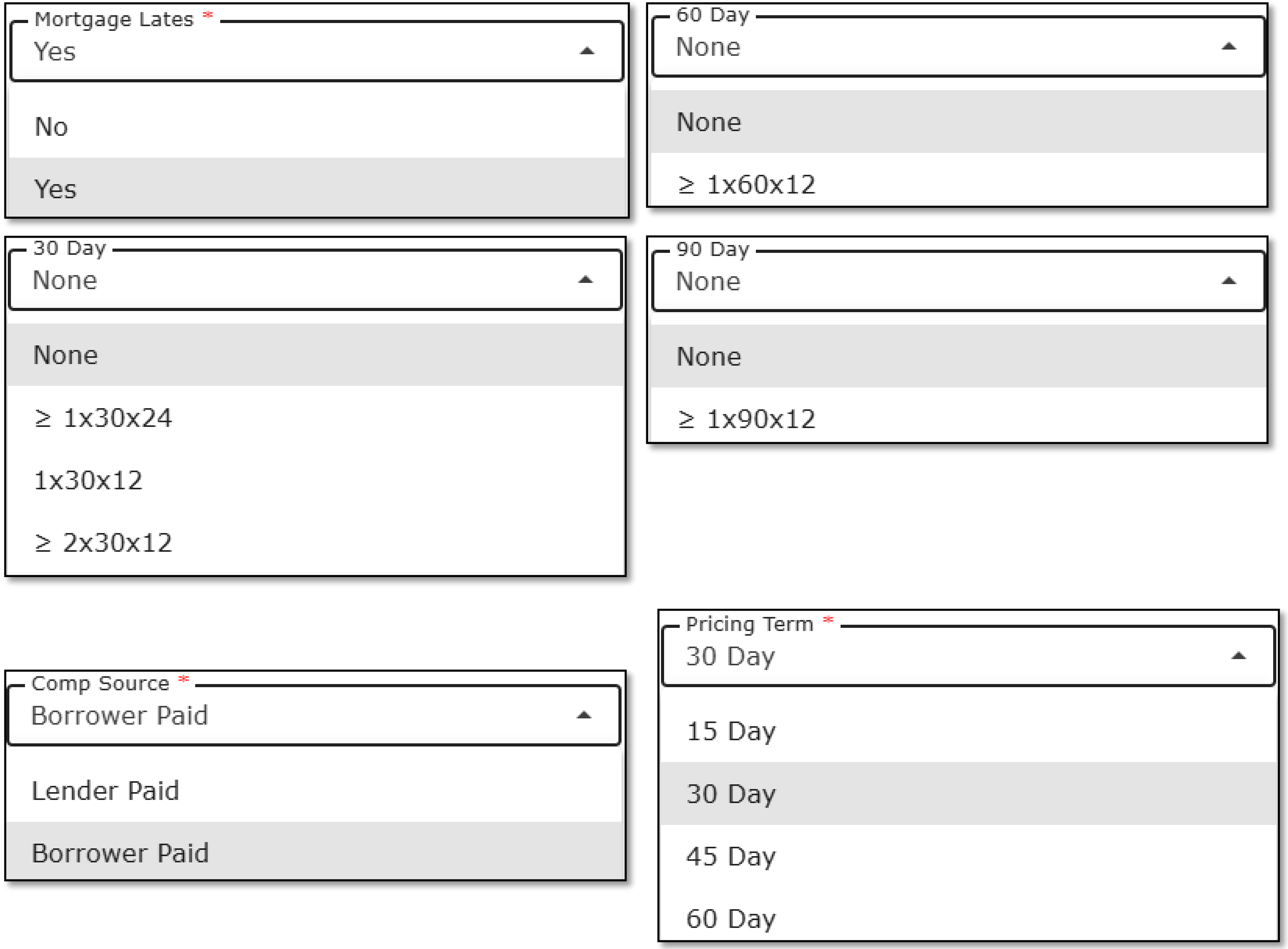
- ≥ 1x90x12

Comp Source –

- Lender Paid (will auto populate based on the company comp plan)
- Borrower Paid

Pricing Term –

- 15-, 30-, 45- & 60- Day options



Loan Scenario

Smith 70%

Product Type *	Non-QM
Property State *	CA
Citizenship *	US Citizen
Doc Type *	Full Doc
Property Type *	SFR Detached
ITIN Borrower *	No
Transaction Type *	Purchase
Mixed Use Property *	No
First Time Homebuyer *	No
Occupancy *	Primary
Rural *	No
Credit Event Type *	None
Credit Score *	800+
Transferred Appraisal *	No
Mortgage Lates *	No
DTI *	<= 36%
Loan Term *	30 Year
Escrow Waiver *	No
Purchase Price *	$ 500,000
Amortization	Fixed
Lender Fee Buyout *	No
Loan Amount *	$ 350,000
Interest Only *	No
Comp Source *	Borrower Paid
LTV *	70.000 %
Pricing Term *	30 Day
Subordinate Financing	$
CLTV *	70.000 %

GET PRICING

Pricing Results

Rate	30 Day Price	Rebate / Discount	P&I
Prime Connect 30 Year Fixed - Wholesale			
5.999	98.175	$6,387	$2,098
6.125	98.925	$3,762	$2,126
6.250	99.675	$1,137	$2,155
6.375	100.425	$(1,487)	$2,183
6.499	101.050	$(3,675)	$2,212
6.625	101.550	$(5,425)	$2,241
6.750	101.925	$(6,737)	

Pricing Snapshot

Program Name:	Prime Connect 30 Year Fixed - Wholesale
Comp Source:	Borrower Paid
Pricing Period:	30 Day
Impounds:	Yes
P&I:	$2,183

	Rate	Price
Base	6.375	98.425

Adjustments	**Rate**	**Price**
Prime / Flex | FICO/LTV (Full/Express Doc) LLPA		0.500
Prime / Flex | Purchase LLPA		1.000
Prime / Flex | Elite LLPA		0.500

	Rate	Price
Final	6.375	100.425

Final Price: The pricing engine compares the adjusted price after LLPAs/adjustments and caps at the Max Price allowable per program. LPC (if applicable) is then deducted to calculate the Final Price.

EMAIL CREATE PDF

- Once all fields are complete, click **GET PRICING** button
- Select the **Program/Product** and the desired rate by clicking the check mark in the applicable **Program/Product** box to open **Pricing Snapshot**
  - Under 100 is a cost
  - Over 100 is a credit, also indicated by the ( )
- **Pricing Snapshot** – contains all details of selected rate including LLPAs

Exclusion
DSCR | Investment Property required
DSCR | DSCR required
IC | Eligibility Matrix requirements not met

50	✓	$(3,675)	$2,567
00	✓	$(4,550)	$2,598
50	✓	$(5,425)	$2,629
00	✓	$(6,300)	$2,660

ⓘ Investor Connect 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Investor Premier 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Investor Jade 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Investor Jade Multi-Family 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Investor Jade FN 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Premier Jade Alt Doc 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Prime Jade Alt Doc 30 Year Fixed - Wholesale	**Ineligible**
ⓘ Closed End 2nd Prime Connect 30 Year Fixed - Wholes...	**Ineligible**
ⓘ Closed End 2nd Investor Connect 30 Year Fixed - Whol...	**Ineligible**
ⓘ ITIN Obsidian 30 Year Fixed - Wholesale	**Ineligible**

Notes:

- **Ineligible Products** are also reflected at the bottom of the rate stacks, by hovering over the ⓘ all the **Exclusion** details will show, which can assist in determining if a field needs to be updated in the scenario.
- **Pricing Snapshot** can be emailed to as many users as needed, the email addresses just need to be separated by a comma, or a PDF can be created.

Pricing Snapshot

Program Name:	Prime Connect 30 Year Fixed - Wholesale
Comp Source:	Borrower Paid
Pricing Period:	30 Day
Impounds:	Yes
P&I:	$2,183

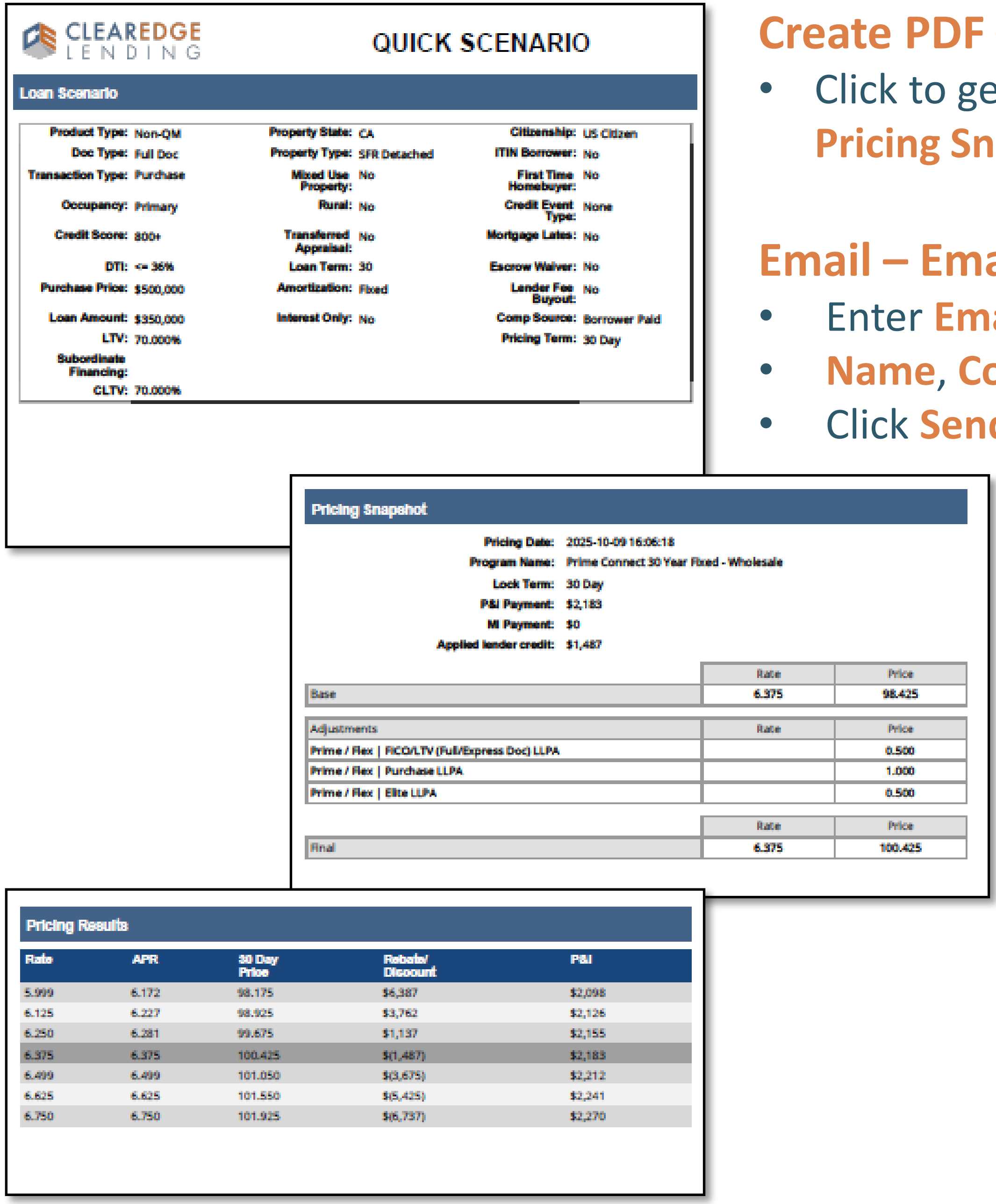
	Rate	Price
Base	6.375	98.425

Adjustments	**Rate**	**Price**
Prime / Flex | FICO/LTV (Full/Express Doc) LLPA		0.500
Prime / Flex | Purchase LLPA		1.000
Prime / Flex | Elite LLPA		0.500

	Rate	Price
Final	6.375	100.425

Final Price: The pricing engine compares the adjusted price after LLPAs/adjustments and caps at the Max Price allowable per program. LPC (if applicable) is then deducted to calculate the Final Price.

EMAIL | CREATE PDF



CLEAREDGE LENDING

QUICK SCENARIO

Loan Scenario

Product Type:	Non-QM	Property State:	CA	Citizenship:	US Citizen
Doc Type:	Full Doc	Property Type:	SFR Detached	ITIN Borrower:	No
Transaction Type:	Purchase	Mixed Use Property:	No	First Time Homebuyer:	No
Occupancy:	Primary	Rural:	No	Credit Event Type:	None
Credit Score:	800+	Transferred Appraisal:	No	Mortgage Lates:	No
DTI:	<= 36%	Loan Term:	30	Escrow Waiver:	No
Purchase Price:	$500,000	Amortization:	Fixed	Lender Fee Buyout:	No
Loan Amount:	$350,000	Interest Only:	No	Comp Source:	Borrower Paid
LTV:	70.000%			Pricing Term:	30 Day
Subordinate Financing:					
CLTV:	70.000%				

Pricing Snapshot

Pricing Date: 2025-10-09 16:06:18
Program Name: Prime Connect 30 Year Fixed - Wholesale
Lock Term: 30 Day
P&I Payment: $2,183
MI Payment: $0
Applied lender credit: $1,487

	Rate	Price
Base	6.375	98.425

Adjustments	Rate	Price
Prime / Flex | FICO/LTV (Full/Express Doc) LLPA		0.500
Prime / Flex | Purchase LLPA		1.000
Prime / Flex | Elite LLPA		0.500

	Rate	Price
Final	6.375	100.425

Pricing Results

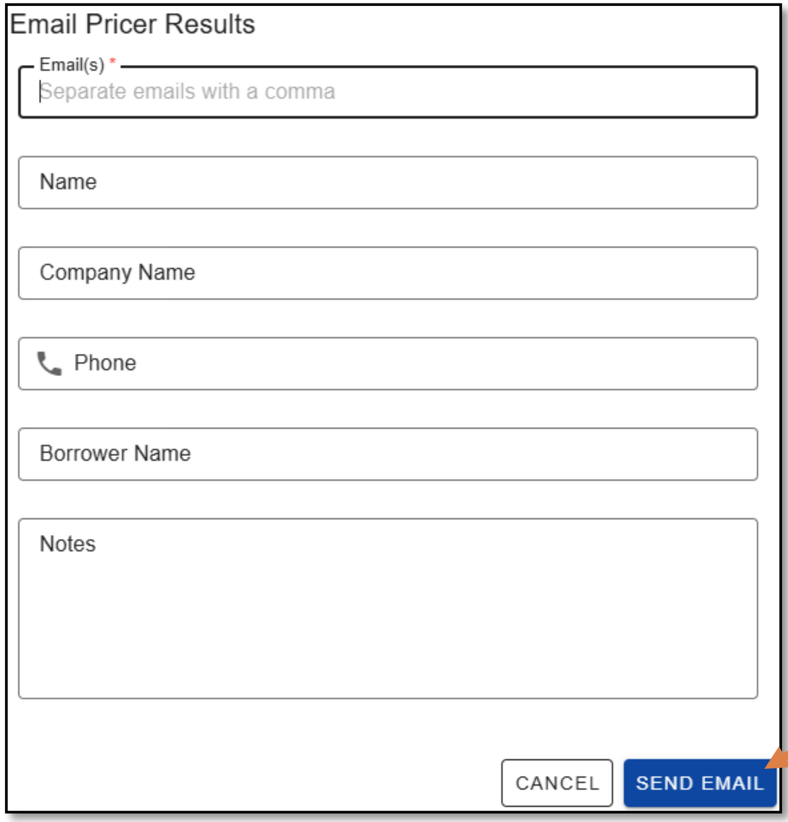
Rate	APR	30 Day Price	Rebate/ Discount	P&I
5.999	6.172	98.175	$6,387	$2,098
6.125	6.227	98.925	$3,762	$2,126
6.250	6.281	99.675	$1,137	$2,155
6.375	6.375	100.425	$(1,487)	$2,183
6.499	6.499	101.050	$(3,675)	$2,212
6.625	6.625	101.550	$(5,425)	$2,241
6.750	6.750	101.925	$(6,737)	$2,270

Create PDF –

- Click to generates a 3-page **Quick Scenario** PDF document with the **Loan Scenario**, **Pricing Snapshot**, & **Pricing Results**

Email – Email Pricer Results

- Enter **Email(s)** (required), separate with a comma to add more than 1 email
- **Name**, **Company Name**, **Phone**, **Borrower Name** and **Notes** are all optional
- Click **Send Email** when finished



Email Pricer Results

Email(s) *
Separate emails with a comma

Name

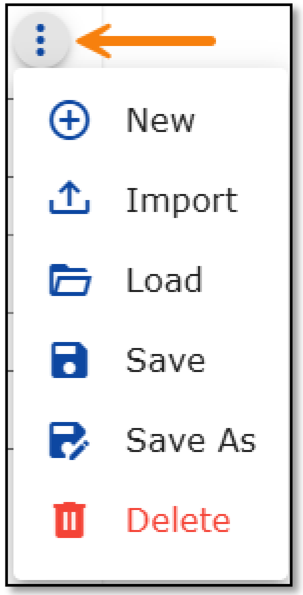
Company Name

Phone

Borrower Name

Notes

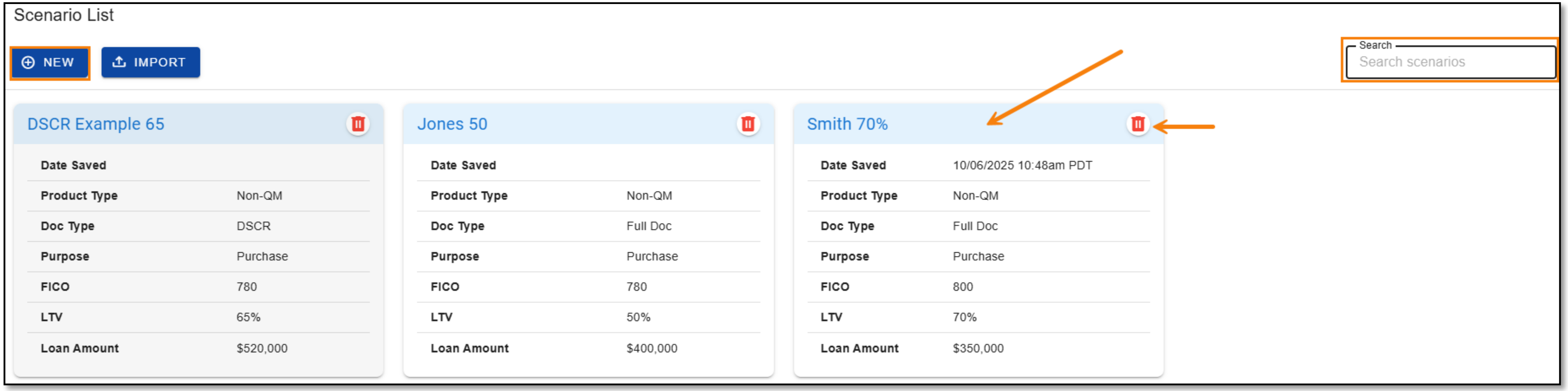
CANCEL SEND EMAIL



Click the 3 dots in the upper right corner and utilize the following options:

- **New** – to start a new scenario
- **Import** – to import the 3.4 file
- **Load** – opens the list of saved scenarios to access
- **Save** – to save the existing scenario with changes
- **Save As** – to save the scenario as a new scenario
- **Delete** – to remove saved scenarios

All saved scenarios will also be accessible in the **Scenario List** when clicking **Clear Pricer**, simply click the box to access the existing scenario, search scenarios by inputting the scenario name or click New to start a fresh scenario. Scenarios can also be deleted by clicking .



Talk to your ClearEdge Lending **Account Executive** about **Combined Compensation** options.

Business Purpose Loans Combined Compensation – Allows wholesale broker to charge a BPC and keep all or a portion of the YSP credit.

- YSP capped at 2% (no exceptions).
- 1st Lien: BPC capped at 3%.
- 2nd Lien: BPC capped at 3%.

Note: Total Combined Comp cannot exceed 5%

Closed End Seconds: BPC capped at 5% if not using Combined Compensation

Pricing Tips

Pricing is subject to change without notice. This is not an eligibility engine, please refer to program matrices for eligibility. Contact your Account Executive with questions.

Pricing Field Information

Doc Type - DSCR: Only permitted for the Investor Connect, Premier and Jade products.

Credit Score: Review Qualifying Score information (?) and enter appropriate score per program.

DSCR: Select appropriate DSCR range from drop down menu. (DSCR Loans Only)

Subordinate Financing: Some programs allow subordinate financing. Restrictions may apply.

Delayed Financing: Property purchased for cash within last 12 months and taking cash out.

Mixed Used: Properties with Business and Residential use. Restrictions may apply.

Rural: Restrictions may apply.

Hybrid Appraisal: Aks your Account Executive for details.

Transferred Appraisal: An AIR compliance appraisal previously assigned to a different lender.

Declining Market: Defined by Lender and/or Appraiser (after appraisal complete).

Amortization: Narrow your search by choosing a Fixed or ARM.

Short Term Rental: Controls LLPA when Short Term Rental is used to qualify for subject property.

Prepayment Penalty Type: Structures vary, ask your Account Executive for details.

Self Employed: Controls LLPA for Jumbo Connect program. (Program Status: Retired)

Credit Event: Bankruptcy, Foreclosure, Short Sale, Deed in Lieu, Default Modification, Notice of Default, or 120+ Days delinquent. Accurate seasoning critical to generating pricing results.

Mortgage Lates: If Yes, restrictions may apply depending upon seasoning months.

Comp Source = Lender Paid: Pricing will include current Lender Paid Comp plan.

Comp Source = Borrower Paid: Does not impact pricing.

Lender fee buyout: When selected, builds the Lender Fee into pricing to reduce closing costs.

CLEAREDGE LENDING