Angel Oak
MORTGAGE SOLUTIONS

Change Request Submission Instructions through TPO Connect and Optimal Blue

Loan must be locked through OB to use the OB Change request tool

1. Go to pipeline and select the locked loan.

2. Once Under Activities, click on Product Pricing & Lock. Then select Search Product & Pricing.

3. Click on Change Request which will launch you to OB.

4. Next you will see change request options. Select the dial button next to the change required.

5. To request a rate lock extension: select Lock Extension (the lien type will always default to First Lien), enter the number of days required and then click calculate cost.   OB will calculate the extension cost and display revised Final Price after the extension cost is applied. Click submit to initiate the request.

6. Click OK to confirm to proceed with the request.
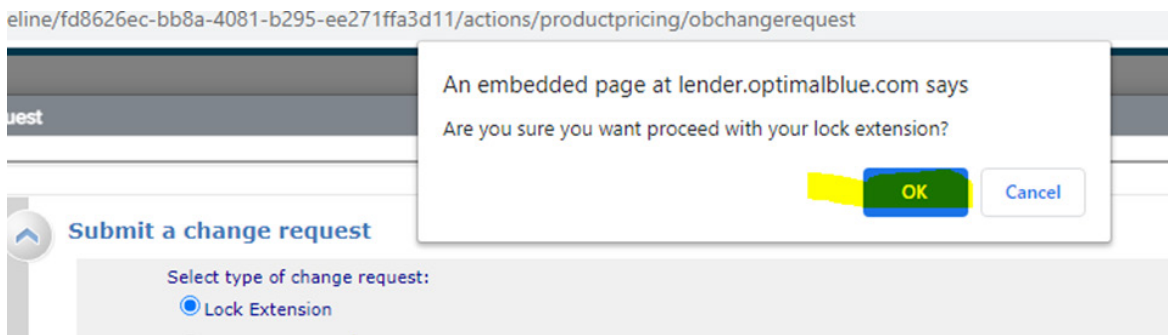
7. Comparison screen populates for review. Click submit to initiate the change request.
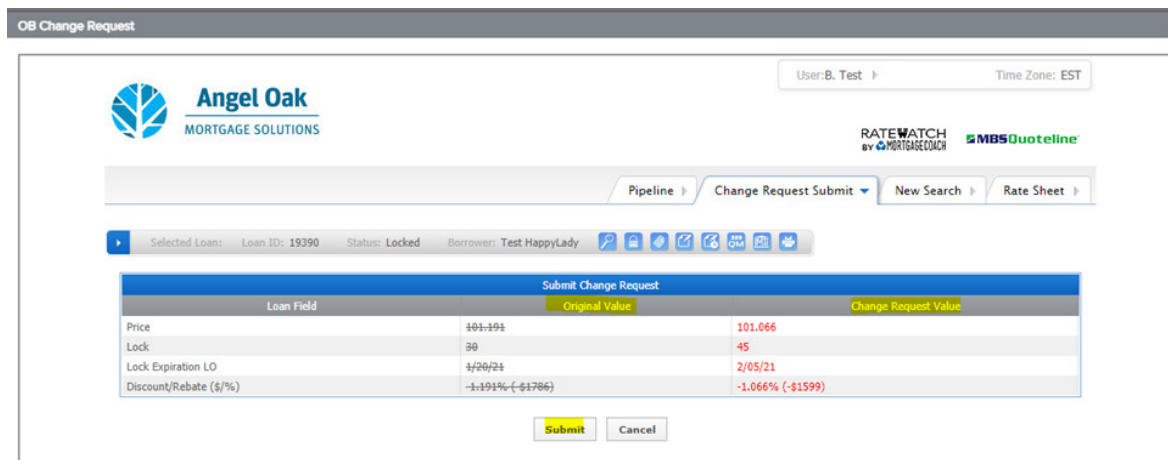
8. You will receive confirmation the change request has been submitted. Click OK and then the X in top right corner to exit the file and go back to the file in TPOC. Exit the file so the AOMS team can process the request.
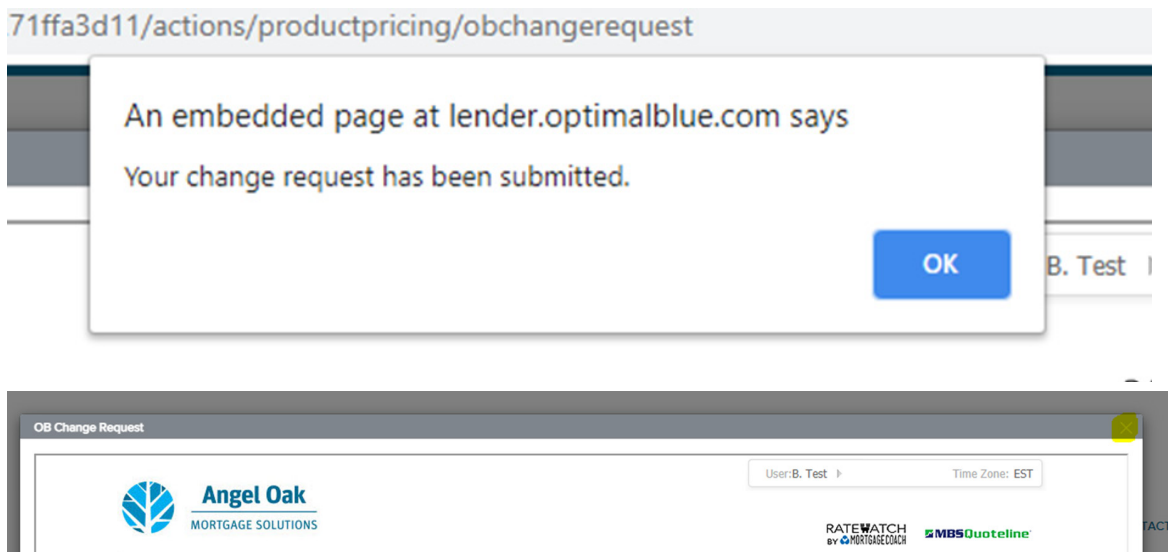
9. Email received once change request has been accepted with an updated copy of the confirm (which also pushes to Secondary Marketing Lock Confirmation folder under Documents in TPOC.

*Profile change request:

Follow steps 1-3

1. Under submit a change request select profile and then click profile change.

2. This opens the lock request form in OB to allow the loan profile to be restructured. The profile changes will not push back to Encompass until the Lock Desk has accepted/validated the change request. *in this example the loan amount increased, resulting in an LTV increase from 78% to 80%. Once the changes are entered on the lock request form click submit.

Original Structure.

3. Change Request to increase loan amount and LTV.

Selected Loan: Loan ID: 19793   Status: Locked   Borrower: Test HappyLady

Submit

Lien Information

○ Search for First Lien   ○ Search for Second Lien   ○ Search for HELOC Second Lien

• 1st Mtg Loan Amt (Base)	• 2nd Mtg Loan Amt	• HELOC Line Amt	• HELOC Drawn Amt
360000	0	0	0

Loan Information

• Price/Estimated Value	• Appraisal Amount	Loan Purpose	• Cash-Out Amount
450000	450000	Purchase	0.00
• LTV	CLTV New	HCLTV	
80.00			
Waive Escrows			

4. Pricing is not affected by the LTV increase; however, the broker has the option to select the original pricing or reprice with a different option. The broker will select the rate/price to proceed with by clicking the blue lock next to the pricing option.

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

Links	Eligible Product	Rate	ARM Margin	APR	P&I	Closing Cost ($)	Price	Discount/Rebate($)	Bona Fide Discount in Points	Detail	Compare
	FNMA Agency 30 Yr Fixed	3.000	0.000	3.000	$1,518	$0	101.040	-$3,744	0.000%	Hide	☐

View Pricing for lock period: **30**   Search Timestamp: 12/19/20 4:45 PM

Rate	APR	P&I	Closing Cost ($)	Origination Charges($)	Price	Total Credit ($)	Discount/Rebate($)	Select
2.250	2.488	$1376	$11,192	$11,192	96.891	$0	$11,192	🔒
2.375	2.546	$1399	$8,050	$8,050	97.764	$0	$8,050	🔒
2.500	2.607	$1422	$5,015	$5,015	98.607	$0	$5,015	🔒
2.625	2.695	$1446	$3,258	$3,258	99.095	$0	$3,258	🔒
2.750	2.767	$1470	$774	$774	99.785	$0	$774	🔒
2.875	2.875	$1494	$0	$0	100.452	$1,627	-$1,627	🔒
3.000	3.000	$1518	$0	$0	101.040	$3,744	-$3,744	🔒
3.125	3.125	$1542	$0	$0	101.373	$4,943	-$4,943	🔒
3.375	3.375	$1592	$0	$0	101.737	$6,253	-$6,253	🔒
3.500	3.500	$1617	$0	$0	102.124	$7,646	-$7,646	🔒

5. Comparison screen populates for review. Click submit to initiate the change request.

OB Change Request

MORTGAGE SOLUTIONS   RATEWATCH MBSQuoteline
                                                    BY MORTGAGECOACH

Pipeline ▸ Change Request Submit ▾ New Search ▸ Rate Sheet ▸

Selected Loan: Loan ID: 19793   Status: Locked   Borrower: Test HappyLady
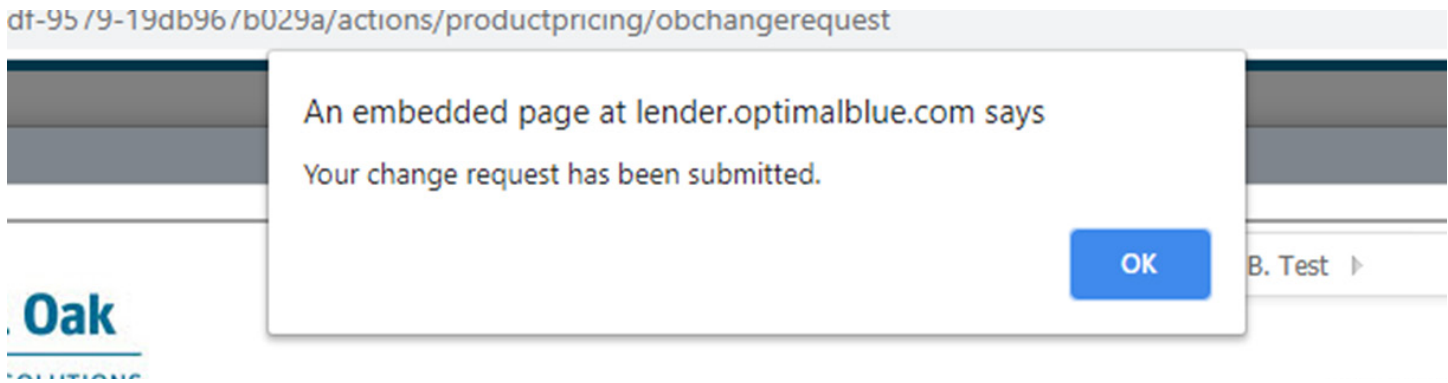
Submit Change Request

Loan Field	Original Value	Change Request Value
Search Timestamp	12/19/20 10:04 AM	12/19/20 10:05 AM
1st Mtg Loan Amt (Base)	$350,000	$360,000
1st Mtg Loan Amt (Total)	$350,000	$360,000
LTV	77.78	80.00
Compensation ($)	$9,625	$9,900
Discount/Rebate ($/%)	-1.040% (-$3640)	-1.040% (-$3744)
Exempt from Funding Fee	Unknown	No
P & I Pmt	$1,476	$1,518
QM Loan Amount	350000	360000
QM Points and Fees Cap Dollar	10500	10800.00
QM Remaining Points and Fees Dollar	8750	9000.00
QM Total Points and Fees Dollar	1750	1800.00
Total Fee Credit Dollar Amount	$3,640	$3,744
VA Veteran Type/History	Unknown	Active Duty - 1st use

First Lien

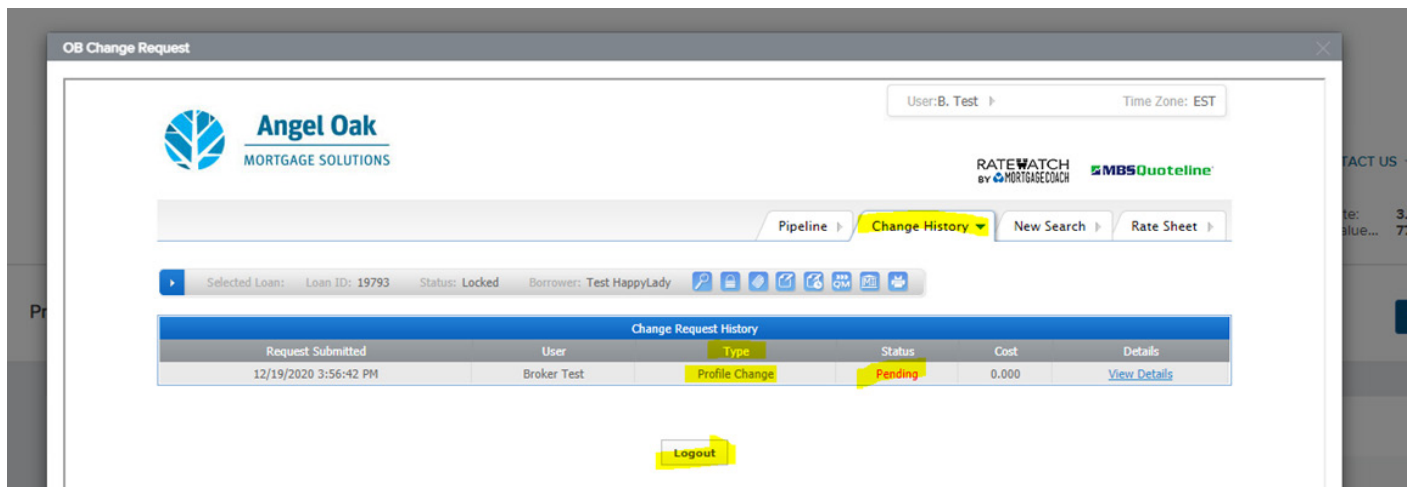| Reason	Points	Rate	Margin
LTV is 80%, And FICO is >=740	-0.500	0.000	0.000
Total Adjustments:	-0.500	0.000	0.000

Notes/Advisories:
1. Borrowers with multiple financed properties may be subject to additional restrictions. Please contact the Lender for details.
2. The borrower's credit history related to bankruptcy and derogatory housing events, including mortgage late payments, has not been evaluated to determine eligibility for this program. Contact the Lender for related requirements.
3. Please note that you must complete the "Self Employed" field as "Yes" if self-employment income for any borrower is used to qualify as this may impact eligibility and/or pricing.
4. Loans utilizing 2021 loan limits will be available for delivery on or after January 1, 2021.
5. Loans utilizing 2021 loan limits will be available for delivery on or after January 1, 2021.

Submit   **Cancel**

6. User will receive confirmation the change request has been submitted. Click OK.

df-9579-19db96/b029a/actions/productpricing/obchangerequest

An embedded page at lender.optimalblue.com says

Your change request has been submitted.

OK

7. Change request will show as pending until the Lock Desk validates/accepts.
   Click log out to exit the file in TPOC.

OB Change Request

Angel Oak
MORTGAGE SOLUTIONS

User:B. Test   Time Zone: EST

RATEWATCH   MBSQuoteline
BY MORTGAGECOACH

Pipeline   Change History ▼   New Search   Rate Sheet

Selected Loan: Loan ID: 19793   Status: Locked   Borrower: Test HappyLady

Change Request History					
Request Submitted	User	Type	Status	Cost	Details
12/19/2020 3:56:42 PM	Broker Test	Profile Change	Pending	0.000	View Details

Logout

8. Once the Lock Desk Team accepts the change request an updated lock confirm will push to the efolder in Encompass and the Secondary Marketing Lock confirmation folder of TPOC.