Requirements / Instructions on input and output business logic driving the Mortgage Profile Builder

The results of the Mortgage Profile Builder will have a snapshot of the profile (right side of screen) as well as the following information

* 1. Number of potential lenders **(CURRENTLY UNABLE TO GET THIS FROM XML FEED)**
  2. Expected rate, price and payment and apr (see detail below)
  3. Instructions on how to move forward
* INPUTS: In order to obtain the results (1, and 2 above), Information needs to be input into LoanSifter and Encompass. The following information will be included in the API request

|  |  |
| --- | --- |
| **Field** | **Value** |
| YSP | Leave Blank ? |
| Rate | Leave Blank ? |
| Lock Days | 21 |
| Loan Amount | fill from input: If A5 = percentage (x%), Loan Amount = A4 – (A4\*A5); if A5 = value, loan amount = A4 – A5 |
| LTV | Calculate LTV =Loan Amount / Property Value |
| CLTV | Not sure |
| Property Value | fill from input A4 |
| DTI | 35 |
| FICO | fill from input: A6, use high end of range |
| Loan Type | Leave blank? |
| Term Type | Leave blank to return all results? Or select the ones we want? |
| Prepay | 0 |
| Program Type | Leave blank? |
| Property Type | Single Family Detached |
| Occupancy Type | Owner Occupied |
| Non Occupant Borrower | Leave Blank? |
| Purpose Type | fill from input A0: If A0 = Purchase, Purpose Type = Purchase; If A0 = Refinance and A0(R) = Cashout, Purpose Type = Cashout, if A0 = Refinance and A0(R) = Lower Mortgage Payments or Lower Interest Rates, Purpose Type = Rate and Term |
| Escrow Type | None Waived |
| Document Type | Full Doc |
| AUSType | Leave Blank? |
| Employment Type | Wage Earner |
| First Time Home Buyer | False |
| Non Permanent Resident Alien | False |
| Foreign National | False |
| Warrantable | Blank |
| CA | CA |
| County | look up based on zip? |
| Interest Only | False? |
| LenderPaidMI | Blank? |
| Reserves | Blank? |
| Properties Financed | 1 |
| Streamline | Blank? |
| TX50A6 | Blank? |
| Cashout | Blank? |
| Late30 | Blank? |
| Late60 | Blank? |
| Late120 | Blank? |
| Seasoning | Blank? |
| Acres | Blank? |
| Military | False |
| Rural | False |
| Postal Code | fill from input A3; if no zip provided (DEFINE!!!!) |
| HOmepath | Blank? |
| RefiPlusRelief | Blank? |
| New Construction | False |
| BorrowerPaidComp | Blank? |

OUTPUTS

* Run and store inputs and results for the scenarios described below for the following 5 product types (the results will be dynamic based on inputs)
  + - 30 year fixed
    - 15 year fixed
    - 5 year ARM
    - 7 year ARM
    - 10 Year ARM
* These products are listed as buttons, which, when clicked, will refresh the page and show the results for that particular product
* Information to return, for one particular rate-product Type (do for all product types listed above). The result to select for that rate-product type is described below
  + Number of Potential Lenders (Count unique): UNABLE TO DO THIS NOW, WILL UPDATE AT A LATER DATE
  + Expected rate and payment and corresponding points(dynamic based on search results)
    - Rate: Return interest rate in % format, expanding to show 3 digits after decimal (ex 4.125%)
    - Price: ~~Express as Range: for high end of range select 10th loansifter result and for low end of range, select 1~~~~st~~ ~~loansift result; where the result = 101.75 – Price.~~ UNABLE TO EXPRESS AS RANGE NOW, WILL UPDATE RANGE RESULTS AT A LATER DATE. FOR THIS ITERATION, WE WILL EXPRESS POINTS AS A SINGLE NUMBER. Price value to return = Calculated Value = 101.75 –POINTS
    - Payments: Return “Monthly Payment” associated with the result
    - APR: calculated result using encompass and several inputs – more info coming
* Store results for the following scenarios, for each of the 5 product types described above. The result for scenario 1 should be determined first (based on Price) and results for scenario 2-5 are determined using logic that is a function of the Rate in scenario 1:
  + Scenario 1: Select result with Points closest to 101.75 (doesn’t matter if over or under); return information (described above) associated with that result = Rate1, Price1, Payment1, APR1
  + Scenario 2 , 3: Use data from Scenario 1 to determine which result to show for scenario 2, 3
    - Rate2 = Rate1(Scenario 1) - 0.125;
    - Rate3 = Rate (Scenario 1) + 0.125
    - Price2 = 101.75 – Points2
    - Price3 = 101.75 – Points3
    - Payment2 = Payment2
    - Payment3 = Payment3
    - APR2 = Calculated field in Encompass – more coming
    - APR3 = Calculated field in Encompass - more coming
  + Scenario 4 , 5: Use data from Scenario 1 to determine which result to show for scenario 4, 5
    - Rate4 = Rate1(Scenario 1) - 0. 25;
    - Rate5 = Rate (Scenario 1) + 0. 25
    - Price4 = 101.75 – Points2
    - Price5 = 101.75 – Points3
    - Payment4 = Payment2
    - Payment5 = Payment3
    - APR4 = Calculated field in Encompass – more coming
    - APR5 = Calculated field in Encompass - more coming
* On results page Display only results for scenario 1
* Link saying ‘Show me more’ below results, which, upon clicking, displays all 5 scenarios