

Creating a Loan in QuantumReverse

Independent Broker Level



LHFSWholesale.com

General Reverse Questions:

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Reverse Contacts

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Angela Alexander

Reverse Jr. Processor

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Lily Gabriel

Reverse Account Manager

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General Reverse Questions: Reverse@lhfs.com



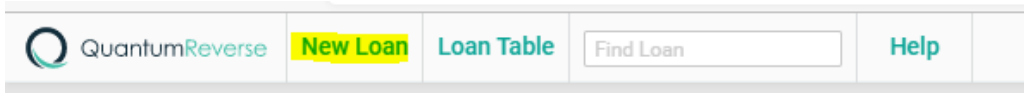
Process

Broker to Gather Borrower Information

- Borrower name & DOB
- Co-Borrower name & DOB (if applicable)
- Non-Borrowing Spouse name & DOB (if applicable)
- Phone #
- Email address(es)
- Subject property address (& property type)
- Subject property home value
- Amount of existing mortgages & liens
- Monthly property charges amounts (if available)

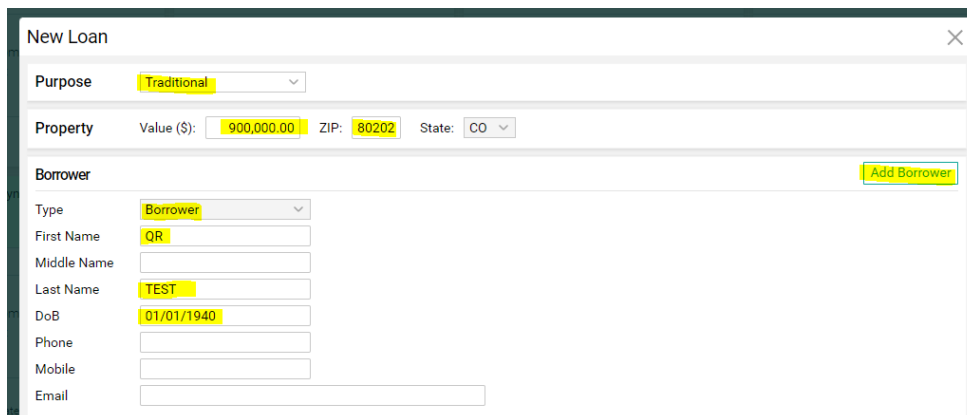
Broker to Create Loan in QuantumReverse

- Log in to QuantumReverse (QR) & select “New Loan”



Fill out all applicable information

- Loan Purpose
- Property Value
- Property Zip Code
- Borrower name & DOB
- If there is a co-borrower- select “add borrower” & fill out co-borrower information
- If needed, change “Borrower Type” (Non-Borrowing Spouse, Other Non-Borrower, etc.)



Change Loan Officer information to correct company/broker

Loan Officer	Lily Gabriel, Land Home Financial Services Inc	Change
Product	CMT Monthly Cap 5 by Land Home Financial Services Inc	Change
Closing Date	in 1 Month in 2 Months in 3 Months	11/04/2022

When all borrower information is entered & the Loan Officer is selected, click “Create Loan”

New Loan

Purpose

Traditional

Property

Value (\$): 900,000.00 ZIP: 80202 State: CO

Borrower

Type

Borrower

First Name

QR

Middle Name

Last Name

TEST

DoB

01/01/1940

Phone

Mobile

Email

Add Borrower

Loan Officer

Lily Gabriel, Land Home Financial Services Inc

[Change](#)

Product

CMT Monthly Cap 5 by Land Home Financial Services Inc

[Change](#)

Closing Date

[in 1 Month](#)
[in 2 Months](#)
[in 3 Months](#)

11/04/2022

Cancel

Create Test Loan

Create Loan

Loan Details Screen

- Enter "liens/payoffs" amount
- Select the disbursement of proceeds desired by borrower (present max cash at close and line of credit if not otherwise requested)

QR TEST 10108437 CO File Started 10/04/2022 Prospect	LOAN PURPOSE Purpose: Traditional	PRODUCT CMT Monthly Cap 5 Land Home Financial Services Inc	SET ASIDES Monthly Servicing Fee: 0.00 Repair Set Aside: 0.00 LESA:	
	PROPERTY ZIP: 80202 CO Value: 900,000.00 Liens/Payoffs: 125,000.00	Initial Expected Index: 4.070% 3.830% Margin: 2.500% 2.500% Rate: 6.570% 6.330%		
	DISBURSEMENT OF PROCEEDS		LOAN CHART	
	Cash Disbursement: (\$99,999,999.00) 122,365.00 Line Of Credit: 182,880.00 \$0.00 for the 1st year Monthly Disbursement: 0.00 Duration: For Life			
Max Claim Amount: 900,000.00 Principal Limit: 457,200.00 Principal Limit Factor: 0.508 UPB: 274,320.00 PLU: 60.00%				

Property Screen

- Enter "Property Type"
- Enter Property Address
- Validate Address

QuantumReverse QR TEST 10108437 CO File Started 10/04/2022 Prospect	Property Type: Single Family Planned Unit Development (PUD)
Location Validate address	Simple <input checked="" type="radio"/> Detail
House #: 1234 Pre Dir #: Street Name: Main Street Suffix: Street Post Dir #: Address Suffix:	ZIP: 80202 State: CO County: Denver City: Denver Assessor's Parcel Number (APN): Census Tract: MSA/MD:
Legal Description: Enter text here...	Brief Legal Description: Enter text here...

Fees Screen

- Switch Fee Calculation to "Manual". When fee screen is in "Manual", you will be able to add & adjust fees

QuantumReverse New Loan Loan Table Find Loan Documents Find Document Notes Help

QR TEST 10108437 CO
File Started 10/04/2022
Prospect

Borrowers
Property
Loan Details
Fees
Comparison
Context
Miscellaneous
Processing
FHA
Signers / Trust
Fin. Assessment
Assets / Incomes
Liabilities / Expenses
Schedule of Real Estate
Compliance
Underwriting
Underwriting Decision
Settlement
HUD-1 Page1

Fee Calculation: Manual

Toi	Id	Name	Finance Charge	Payee	Cost	EFW	POC	Borrower	GFE
0%	801	Origination fee	FC	Lender	6,000.00	✓		6,000.00	
10%	804	Appraisal fee			410.00	✓	410.00		
10%	805	Credit report		Xactus	40.00	✓		40.00	
10%	807	Flood certification	FC		18.00	✓		18.00	
0%	808	Document preparation	FC	QuantumReverse Inc.	160.00	✓		160.00	
10%	902	Mortgage insurance premium	FC	HUD	18,000.00	✓		18,000.00	
10%	1102	Settlement or closing fee	FC		250.00	✓		250.00	
10%	1103	Owner's title insurance			0.00	✓		0.00	
10%	1104	Lender's title insurance			2,247.00	✓		2,247.00	
0%	1107	Agent's portion of the total title insurance premium							
0%	1108	Underwriter's portion of the total title insurance premium							
10%	1110				0.00	✓		0.00	
10%	1202	Recording charges mortgage			240.00	✓		240.00	
0%	1204	City/County tax/stamps deed			0.00	✓		0.00	
0%	1303	Counseling fee	FC		125.00	✓	125.00		
Total					27,490.00		535.00	26,955.00	0.00

Validate Fees

Utilize online fee calculator to enter fees- if you do not have access to fee calculator, please reach out to the LHFS reverse team for assistance

Comparison Screen

- Add all products a borrower is eligible for (CMT Annual, CMT Monthly Cap 5 & Cap 10, Fixed, Golden Equity (if applicable)). Make sure the desired product is selected & highlighted
- Adjust the margin if needed
- Adjust origination if needed
- Adjust disbursement options/amounts if needed

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Cash Flow Ledger
Settlement Details
Shipping
Post Closing
Documents
Document Tracking
Document Inbox
Loan Maintenance

Add Product

	CMT Monthly Cap 5 Land Home Financial Serv...	CMT Monthly Cap 10 Land Home Financial Serv...	Fixed Land Home Financial Serv...	CMT Annual Land Home Financial Serv...
Index	1y cmt	1y cmt	(Fixed)	1y cmt
Margin/Rate	Margin: 2.500%	Margin: 3.500%	Rate: 6.930%	Margin: 3.000%
Expected/Initial Rate	6.330% / 6.570%	7.330% / 7.570%	6.930%	6.830% / 7.070%
Interest Rate Cap	11.570%	17.570%		12.070%
MIP Rate	0.500%	0.500%	0.500%	0.500%
Initial LOC Growth Rate	7.070%	8.070%		7.570%
Property Value	900,000.00	900,000.00	900,000.00	900,000.00
Max Claim Amount	900,000.00	900,000.00	900,000.00	900,000.00
Principal Limit	457,200.00	423,000.00	440,100.00	440,100.00
- Mortgage Insurance	18,000.00	18,000.00	18,000.00	18,000.00
- Origination Fee	6,000.00	6,000.00	6,000.00	6,000.00
- Other Fees	3,201.15	3,201.15	3,201.15	3,201.15
+ Lender Credit (HUD1 Page1)				
- Liens Payoff	125,000.00	125,000.00	125,000.00	125,000.00
Available Funds	304,998.85	270,798.85	111,858.85	287,898.85
Available Tenure	For 1st Year: 122,118.85	For 1st Year: 101,598.85		For 1st Year: 111,858.85
	2,516.86	2,389.52		2,457.40
DISBURSEMENT	Cash Requested: 122,118.85	Cash Requested: 0.00	Cash Requested: 111,858.85	Cash Requested: 0.00
	LOC Requested: 182,880.00	Monthly For life: 0.00		Monthly For life: 0.00
	Monthly: 0.00	LOC: 270,798.85		LOC: 287,898.85
		For 1st year: 101,598.85		For 1st year: 111,858.85
Additional Information				
Mandatory Obligations	152,201.15	152,201.15	152,201.15	152,201.15
Initial Disbursement Limit	(60.00%) 274,320.00	(60.00%) 253,800.00	(60.00%) 264,060.00	(60.00%) 264,060.00
Additional 10% Usage	0.00	0.00	0.00	0.00
Initial Loan Balance (UPB)	(60.00%) 274,320.00	(35.98%) 152,201.15	(60.00%) 264,060.00	(34.58%) 152,201.15

Create Proposal Packet

Select "Documents"- "Proposal"

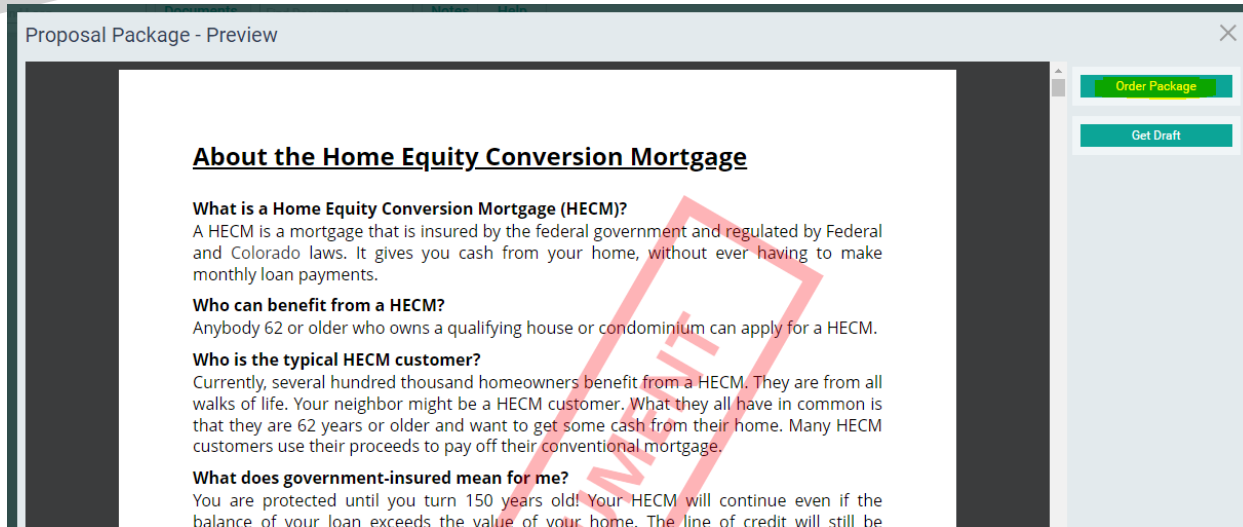
The screenshot shows the QuantumReverse web application interface. The 'Documents' tab is selected in the top navigation bar. On the left sidebar, the 'Proposal' option is highlighted under the 'Create New Packages' section. The main content area displays a list of documents for a loan, including items like 'Origination fee', 'Appraisal fee', 'Credit report', etc., with their respective percentages and IDs.

Select "Wet Sign"

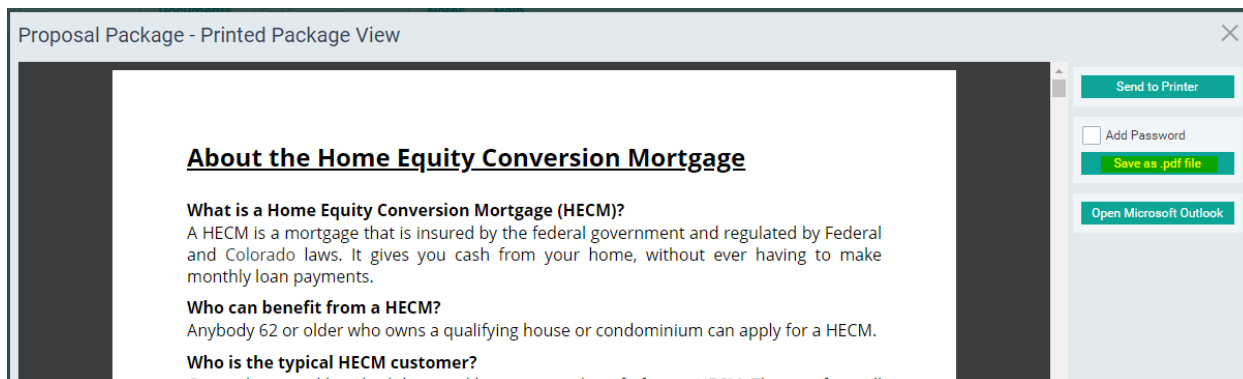
The screenshot shows the 'New Proposal Package' window. It contains a table with columns for Name, Added by / Modified by / Removed by, Document Type, Signers, and Action. The table lists various documents such as 'HECM Proposal', 'Counseling Access Code', 'List of Counselors Providing HECM Counseling', etc. At the bottom right, there are buttons for 'eSign' and 'Wet Sign'.

Name	Added by / Modified by / Removed by	Document Type	Signers	Action
HECM Proposal		Proposal - Traditional	QT	
Counseling Access Code		Counseling Access Code	QT	
List of Counselors Providing HECM Counseling		Counseling Agencies List	QT	
Total Annual Loan Cost Rate		TALC	QT	
Amortization Schedule		Amortization Schedule	QT	
Comparison		Comparison	QT	
Estimate of Closing Costs		Estimate of Closing Costs		
NCOA Use Your Home to Stay at Home		NCOA Use Your Home to Stay at Ho...		
NRMLA Reverse Mortgage Self-Evaluation Checklist		Reverse Mortgage Self-Evaluation Ch...		
Preparing for Your Counseling Session		Preparing for Your Counseling Session		

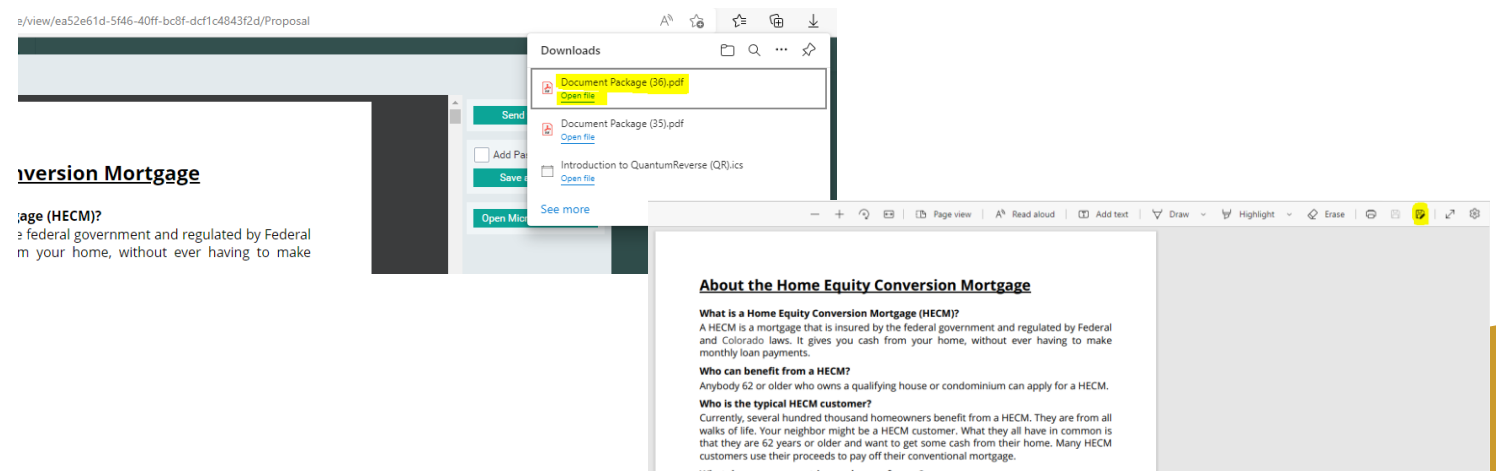
Select "Order Package"



Select "Save as .pdf file"



Packet will show up in downloads. Select "Open File" Proposal packet will open in a new browsing window.



Additional Resources

- QuantumReverse Help Desk Support: [QuantumReverse \(freshdesk.com\)](https://freshdesk.com/quantumreverse)
- QuantumReverse Support contact: support@quantumreverse.com
- LHFS Reverse Team: Reverse@LHFS.com



Empower your Borrower, Close with LHFS!

Contact Us

Ask questions or Learn More Today!

LHFS Wholesale Website:

LHFSWholesale.com

General Reverse Questions:

Reverse@LHFS.com

