Creating a New Loan

1. To create a new loan in Quantum Reverse, click the "New Loan" button at the top left.

This will display a pop-up window with the basic requirements needed to initiate the loan.

New Loan	Loan Table	Find Loan	Help
N.			

- 2. Enter the information and click the "Create Loan" button in the lower right.
- Use the drop down to select the loan purpose (Traditional, HECM Refi, Purchase, note: you can change the selection at any time prior to pulling an application, instead of creating a new loan).
- Enter the value of the home in Property section (hidden under product drop down in the screenshot below).
- Enter the zip code.
- Enter Borrower's information.
- To add ENBS or NBS click "Add Borrower" and choose from the drop down.
- Ensure the "Loan Officer" field defaults to your information.
- Closing Date defaults 30 days from date of creation. This can always be changed if needed.
- Click "Create Loan" on bottom right hand of screen.

Property Value (8): 450.000.00 ZIP: 32534 State: FL Second Borrower Add Type Borrower Image: Constraint of the second Borrower Add Add Add Type Borrower Image: Constraint of the second Borrower Add Add Borrower Add Middle Name Borrower Middle Name Borrower	ld Borrow
Borrower Second Borrower Add Type Borrower Type Borrower Add First Name Leo First Name Borrower	dd Borrow
Borrower Type Borrower Euglie NBS First Name Leo First Name Borrower Borro	^
First Name Leo First Name Burger Normer Middle Name Middle Name Biglight RdS Biglight RdS Last Name Leopold Leopold Differ NormeBorro DoB 05/19/1945 DoB MM/DD/YY Phone Phone Mobile Mobile	
Middle Name Middle Name Biglige M85 Last Name Leopold Biglige M85 DoB DoB MM/DD/YY Phone Phone Mobile	
Last Name Leopold Mongory Research DoB 05/19/1945 DoB MM/DD/YY Phone Phone Phone	
DoB DoB MM/DD/YY Phone Phone	rower
Phone Phone Mobile	
Mobile Mobile	
Email	
Loan Officer Misty Likis, Mutual of Omaha Mortgage, CA Change	
Product	Chan
HECM CMT Monthly 5% by Mutual of Omaha Mortgage	

You will be brought to the "Loan Details" landing page of the new loan.

- In this example, "Traditional" was chosen.
- All green boxes with an arrow indicate pop-up window that may need to be addressed.
- Pertinent information regarding the loan such as Product, Margin, LESA, Repair Set Aside, Disbursement will be visible and changeable. Any updates will automatically be saved and updated in real time.

Testy Test 10.025.200 MO	LOAN	PURPOS	E	F	PRODU	ст		Ø	SET ASIDES	
File Started 08/05/2021	Purpo	se: Tradit	ional 💛		HECM	CMT Monthly	5%		Monthly Servicing Fee	0.00
Prospect				_	_	of Omaha Mort	cape		Repair Set Aside	0.00
Borrowers	PROP	ERTY	63368	MO	Z	Initial	Expected		660M	
Property	ZIP:		450	000.00		0.070%	1.260%			
Loan Details	Value:		400,	000.00		2.500%	2.500%			
Comparison	Liens/	Payoffs:				2.570%	3.760%			
Context Miscellaneous	DISB	URSEMEN	IT OF PROCEEDS					LOAN C	HART	
Processing Signers / Trust		Cash Dia	bursement:		0.00					
Fin. Assessment	÷							Equity Re	serve: \$209,700	
Assets / Incomes Liabilities / Expenses Schedule of Real Estate		\$ Morr	thly Disbursement:		0.00					
Compliance Underwriting	·	‡ Dure	tion:	Portui	e v					200. 412,000
Settlement HUD-1 Page1	\$	Line Of C	redit:	2.	23,083.00	\$126,963.00 for th	e îstyear 🔽			
Cash Flow Ledger Settlement Details										
Shipping	Max C	laim Amou	nt: 450,000.00							
Documents	Princip	al Limit	240,300.00					Fees: \$8,2	217	

- 3. Enter any Liens/Payoffs under the "Property" section.
- Click the open icon to enter the amount of the home lien that will be paid off at closing. Other obligations are recorded in separate section.





Creating a New Loan

• Enter pertinent information in pop-up window regarding the lien.

 Add Payoff 	dd Payoff ABC Southern Bank , \$100,000.00									Ē
ABC Southern Bank X		Lien Contact								
700010001000 \$100,000.00	Type:	~	First Name: First name of Contact at Bank							
		Mandatory Obligation:				Last Name: Address 1:	Last na	ime of Conta	ct at Bank	
		Lender:	ABC Southern	Bank		Address 2:				
	Account #: Opened:	Account #:	10001000100	10		ZIP:	- State:			
		Opened:	04/01/2005			City: Phone:				
			16 years 5 mor	nths 8 days prior to	closing	Mobile:				
	Balance:	Balance:	100,000.00	0 Good Through: 08/30/2021		Skype:				
		Per Diem Amount		Valid Until:		Email:				
		Pavoff at Closin	a: \$100.000.	00						

- Click on the "X" to open the pop-up window to:
 - Remove the lien as a payoff but keep the balance in the Financial Assessment or
- Permanently delete the lien if necessary



• To add additional entries, click "Add Payoff" and add pertinent information.

+ Add Payoff	East Hill Ban	k,\$7,500.0	0 Underwritti							Ê,
ABC Southern Bank Lien	Lien				Contact					
10000100001000 \$100,000.00	Туре:	Lien		~	First Name:	First na	me of Ca	ontact at	Bank	
East Hill Bank Lien 30000300044000 \$7,500.00	× Mandatory	Mandatory Obligation:					ime of Co	ontact at	Bank	
	Lender:	East Hill Bank			Address 1: Address 2:					
	Account #:	30000300044		ZIP:		- [State:		
	Opened:				City: Phone:					
	Balance:	7,500.00	Good Through:	08/31/2021	Mobile:					
	Per Diem Amount:		Valid Untl:		Skype: Email:					
	Payoff at Closin	Payoff at Closing: \$7,500.00								

4. Enter chosen rate under the "**Product**" section by clicking the open icon that will show the pop-up window of available choices.



5. The "Disbursement of Proceeds" section is used to view and allocate the first-year available funds.

This section allows various withdraw options for the borrower to choose from. The pie chart and snapshot of important calculation will be updated with each change. You can view and manage data without leaving this screen.



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- Use the checkboxes to identify the disbursement method(s) that will be used on the loan transaction. Please note that multiple methods can be selected if required.
- The arrows on the left can be used to prioritize the rows or you can drag each colored row in the desired positioned.
- You can also drag each colored section to prioritize.

DISBU	RSEMENT OF PROCEEDS		
•	Monthly Disbursement:	723.16	
•	Duration:	For Life V	
\$	Cash Disbursement:	0.00	
\$	Line Of Credit:	0.00	

6. Validate the Address

- Under the "Property" Tab, choose the type of property from the dropdown.
- Enter the Property Address.
- Click "Validate Address."

Les Leopold 10,030,472 FL	Property					1
File Started 10/14/2021	Type: Single	e Family	Planned Un	it Development (P	UD)	
Prospect	Location 🔺	Validate addres	5			Simple 📼 Detail
	House #:	1112	K	ZIP:	33604 -	Assessor's Parcel Number (APN):
Borrowers	Pre Dir #:		- \	State:	FL \vee	
Property	Street Name:	W Kirby		County:	Hillsborough ~	Census Tract:
Loan Details	Street Suffix:	St		City:	Tampa	MSA/MD:
- Fees Comparison	Post Dir #:	~				
Context	Address Suffix:					
Miscellaneous	Legal Description	on:				
Processing Signers / Trust	Enter text here					
Fin. Assessment						

• Select "Keep Original" or "Take Suggested" from the pop-up.

Propert	y Address Validat	tion		×
Original	Address			✓ Keep Original
ZIP: State: County: City:	33604 - FL ~ Hillsborough ~ Tampa	House #: Pre Dir #: Street Name: Street Suffix: Post Dir #: Address Suffix:	1112 V Kirby St V	
Suggest	ed Address			✓ Take Suggested
ZIP: State: County: City:	33604 - 4708 FL Hillsborough Tampa	House #: Pre Dir #: Street Name: Street Suffix: Post Dir #: Address Suffix:	1112 W ~ Kirby St	

• Once the address is confirmed, the button will reflect a validate status.

Property				
Type: Single Family Planned Unit	Development (Pl	(du		
Location Ø Validated			Si	mple 🛥 Detail
Address1: 2007 Downing Dr	ZIP:	32505 - 1861	Assessor's Parcel Nu	mber (APN):
Address2:	State:	FL 🗸		
	County:	Escambia	Census Tract:	003201
	City:	Pensacola	MSA/MD:	37860

• To return to the Dashboard, simply click "QuantumReverse" on the upper left of the loan.

Q QuantumReverse	New Lo	an Loan	Table Find Loan		Documents	Find	Document		Notes	Help			
10,026,090 FL	LOAN	I PURPOS	ε		PI	RODUC	ст			ď	SET ASIDES		
File Started 08/19/2021 Prospect	Curbo	se: Trad	itional \vee		н	ECM C	MT Month	y 5% rtgage			Monthly Servicing Fee Repair Set Aside LESA	0.0	00
Borrowers	PROP	PERTY	00504	1-1	In	fex:	Initial	Exp	ected				
Loan Details	Value:		450,000.00		М	argin:	2.500%	ø	2.500%				
Comparison Context	Liens/	Payoffs:			R	ite:	2.580%		3.840%				
Miscellaneous Processing	DISB	URSEME	NT OF PROCEED	s						LOAN CH	ART		
Signers / Trust Fin. Assessment	:	Cash Di	sbursement:			0.00				Equity Rese	rve: \$204,300		
Liabilities / Expenses Schedule of Real Estate		\$ Mor	nthly Disbursement			0.00						LOC: \$2	223.044
Compliance Underwriting	Ť	‡ Dun	ation:		For Life								
Settlement HUD-1 Page1 Cash Flow Ledger Settlement Details	0	Line Of	Credit:		223,04	3.50	8124,763.50 for	the 1st ye	er 🗹				
Shipping	Max 0	laim Amo	unt: 450,000	00									
Documents Document Tracking Document Inbox	Princip UPB:	pal Limit:	245,700 22,656	00 50						Fees: \$13,6 MIP: \$9,000	57		
	PLU:		9.2	2%									

• The new loan along with any others that have been created, will be shown on the Dashboard.

Q QuantumReverse New Loan Table	e Find Loan Help			
Leo Leopold	Testy Test	CalleyDay Right		
10,026,090 FL 2	10,025,200 FL 2	10,025,098 FL		
Prospect 2	Prospect 2	Prospect		
LOAN DOCUMENTS	LOAN DOCUMENTS	LOAN DOCUMENTS		
Product.HECM CMT Monthly 5%	Product HECM CMT Monthly 5%	Product:HECM CMT Monthly 5%		
Lender.Mutual of Omaha Mortgage	Lender:Mutual of Omaha Mortgage	Lender:Mutual of Omaha Mortgage		
Max Claim Amount;\$450,000	Max Claim Amount:\$450,000	Max Claim Amount:\$500.000		
Borrowers.Leo Leopold	Borrowers:Testy Test	Borrowers:CalleyDay Right		
Principal Limit\$undefined	Principal Limit:Sundefined	Principal Limit:Sundefined		

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