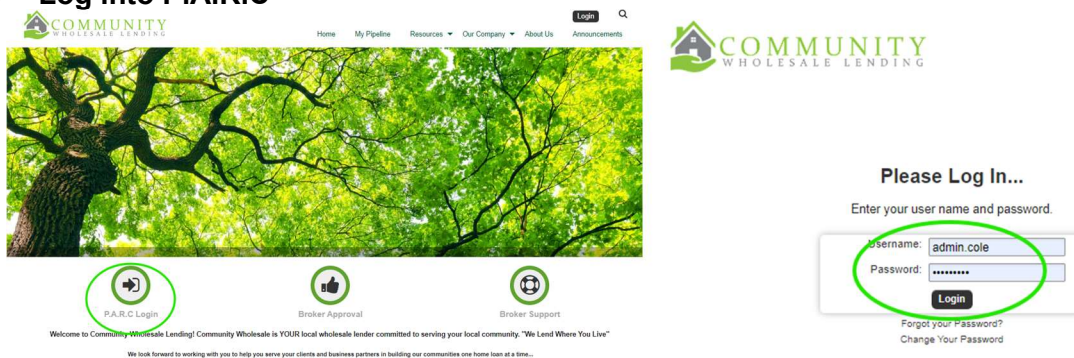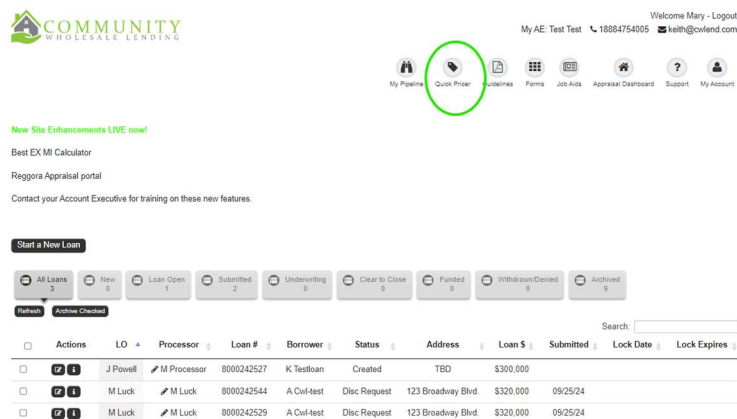# Job Aid: Quick Pricer

INITIAL DATE: 9-30-2024

REVISION DATE: 9-30-2024

Overview: The Quick Pricer job aid is intended to guide users on how to use the Quick Pricer feature in P.A.R.C
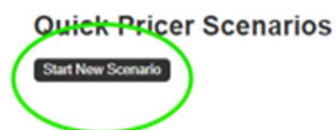
- **Log into P.A.R.C**

- **Select the Quick Pricer option from your P.A.R.C home page**

- **Select Start New Scenario**

- **Complete all fields with a red asterisk (*) and select on Get Pricing**

- **Select for desired rate to obtain pricing**

Quick Pricer

Mortgage Information

Non-QM	● No ○ Yes
Loan type *	Conventional ▼
Loan Purpose *	Purchase ▼
Lien position	● First ○ Second
Doc type *	Full ▼
Loan term	30 Year ▼
Amortization	☑ Fixed ☐ ARM
Low-Mid FICO	720
Is there a Co-Borrower?	● No ○ Yes
DTI *	38.00
Underwriting Result *	DU Approve/Eligible ▼
Liquid Asset *	3500
Waive Escrows	● No ○ Yes
Mtg insurance	Borrower Paid Mo... ▼
Monthly MI Payment	$39.33 (NMI) [MI]
First Time Homebuyer?	○ No ● Yes
Agency Program	N/A ▼
Combined Monthly Income	8500

AMI / Limit: 104.62% / $97500

Channel *	Wholesale ▼
Comp source	Lender Paid
My comp plan:	BP: 2.000
	Min: 1,000
	Max: 20,000
Lender fee buyout *	● No
	○ Yes (Fee bought-out)
Purchase price *	350000
Est. value *	350000
Loan amount *	295000
Sub Financing	0
LTV *	84.286
CLTV *	84.286

Property Information

Property zip *	92382	Property type *	SFD ▼
Property state *	CA ▼	Financed Properties	1
Property city *	Running Springs	Occupancy type *	Primary ▼

Pricing Details

100% of your compensation will be paid by Community Wholesale Lending:	5900
3rd party closing costs:	8348
Add lender fee:	995
Total 3rd party costs:	9343
Seller or other credits for 3rd party fees:	0
Amount available for lender credit:	9343
Applied lender credit:	0
Discount to buy the rate down:	5900

Lender paid broker comp:	5900	**Summary cash to close**	
Base pricing:	102.000	Down payment:	55000
Charge to buy down rate:	-2.000	Remaining cash for fees after credits:	9343
Target price:	100.000	Discount to buy the rate down:	5900
Net Target price:	98.000	Total cash to close:	70243
		Minimum required investment:	55000

Look Term: 30 Day ▼ **Get Pricing**

Rate	Price	Rebate/Discount	P&I	MI
30 YR FIXED FNMA CWL				
5.000	94.403	$16,511	$1,583.62	61.46
5.125	94.936	$14,938	$1,606.24	61.46
5.250	95.825	$12,316	$1,629.00	61.46
5.375	96.435	$10,516	$1,651.92	61.46
5.499	96.473	$10,404	$1,674.79	61.46
5.500	96.999	$8,852	$1,674.98	61.46
Select 5.625	97.472	$7,457	$1,698.19	61.46
Select 5.750	97.424	$7,599	$1,721.54	61.46
Select 5.875	97.926	$6,118	$1,745.04	61.46
Select 5.990	98.019	$5,843	$1,766.78	61.46
Select 6.000	98.375	$4,793	$1,768.67	61.46
Select 6.125	98.754	$3,675	$1,792.45	61.46
Select 6.250	98.450	$4,572	$1,816.37	61.46
Select 6.375	98.912	$3,209	$1,840.42	61.46
Select 6.499	98.962	$3,062	$1,864.41	61.46

Pricing Snapshot

Program Name:	30 YR FIXED FNMA CWL
Comp Source:	LenderPaid
Lock Term:	30 Day
P&I Payment:	1,745.04
Lender Fee Buyout:	No
Borrower discount:	$6118

	Rate	Price
Base	5.875	99.176

Adjustments	Rate	Price
PUR, TERM > 15 YR: SCORE >= 720-739, LTV > 80, LTV <= 85	0.000	-1.250

	Rate	Price
Final	5.875	97.926

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.

- **If you would like to save your scenario for future use, select on the disk at the top of the screen.**

Quick Pricer