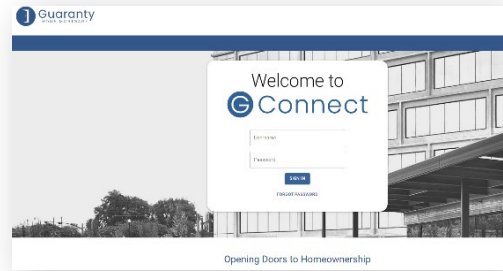


STEP 1: Login

- Go to <https://gconnect.ghmc.com>.
- Login with your credentials.

Note: For login assistance, please contact the Support Department at support@ghmc.com.

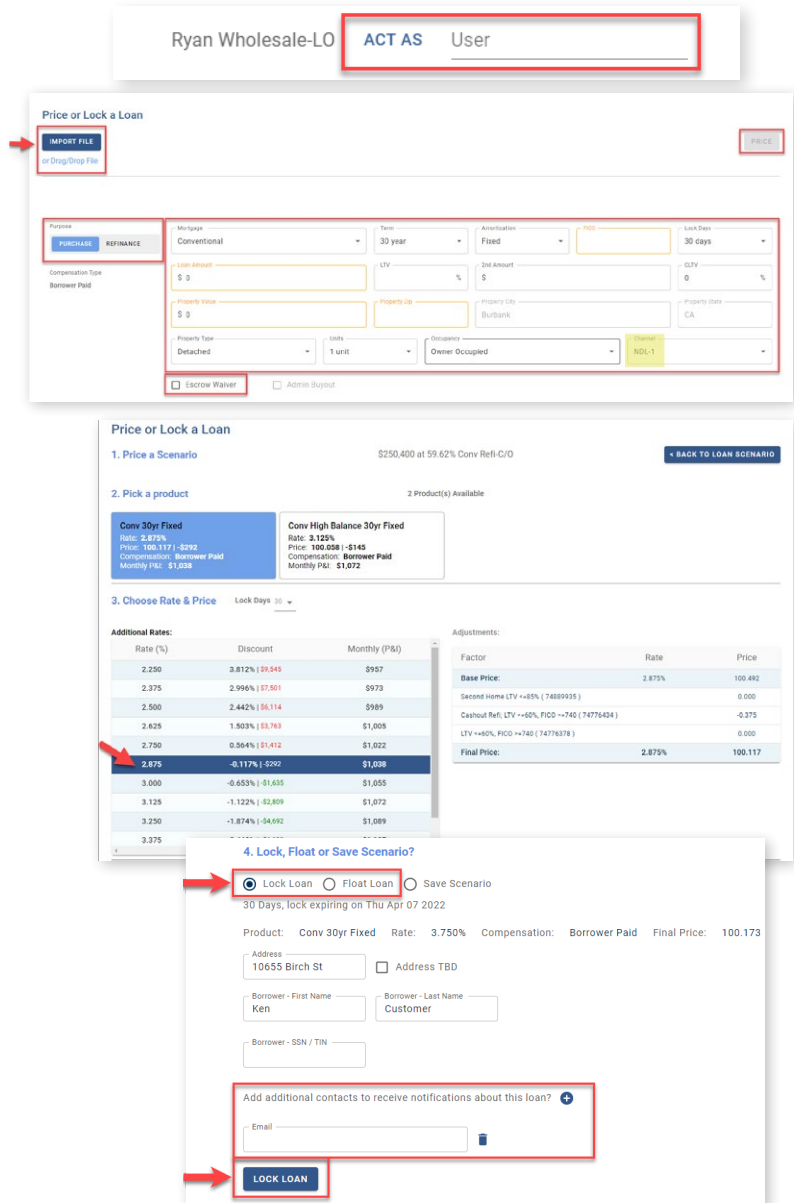


STEP 2: Create/Price and Register Loan

Note: To complete this step on behalf of another Originator, click on "ACT AS" at top middle of Home Page and select the Originator's name from User dropdown and proceed.

- Click on **Price a Loan** button on Home Page.
 - If 1003 file is available: Import 1003 by clicking **IMPORT FILE** button or **Drag/Drop File** onto the screen.
 - Fill in applicable fields that did not auto-populate from import.
 - If you do **NOT** have a 1003 file, enter loan level data in this screen including the indicated required fields.
- Note: Channel Field defaults to your Company's designated channel at product level.*
- Click on **PRICE** button.
 - Select desired **Rate/Price**.
 - To Create/Register loan, select either **"Lock Loan"** or **"Float Loan"** option.
 - To add additional contacts to receive notifications about the loan, click on the **+** and enter the email address.
 - At bottom of screen, click **LOCK LOAN** or **FLOAT LOAN** button.

Note: Please reference TBD Property File Submissions section for more information on TBDs.



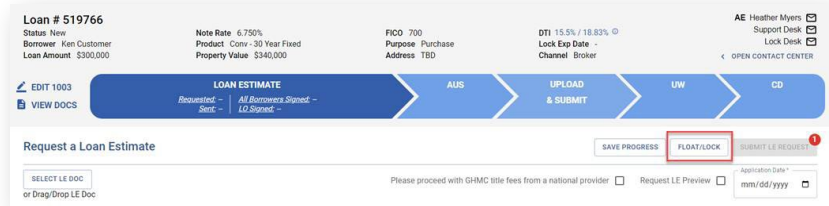
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STEP 3: Lock a Floated Loan, Extend Lock, Re-Lock

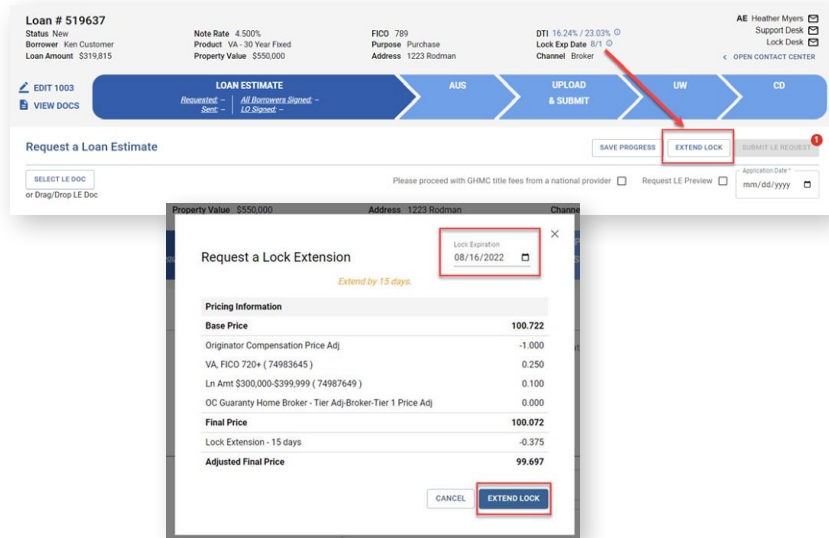
Lock a Floated Loan

- To lock a loan previously registered as a float, click on the **FLOAT/LOCK** button at top right of any screen within the loan or from the pipeline screen.



Extend Lock

- To Extend a Lock click on the **EXTEND LOCK** button that is available on every tab within the loan.
- On the pop up screen, change the **Lock Expiration Date** to see the updated Pricing Information.
- Click on **EXTEND LOCK** when complete.



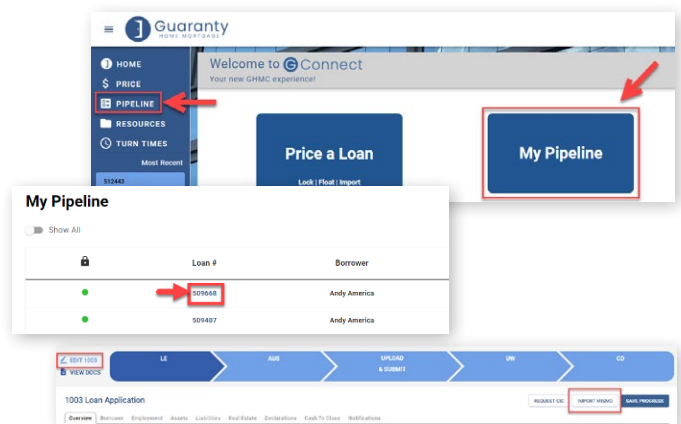
Re-Lock

- Re-Lock requests should be emailed to rates@ghmc.com.

STEP 4: Upload 1003 Import File to Existing Loan File

Skip this step if loan was created by 1003 Import method in STEP 2.

- Click on **Pipeline** from left side menu or **My Pipeline** from Home Page.
- Click on **Loan #** from My Pipeline screen.
- Click on **Edit 1003** and click on **IMPORT MISMO** button to import.



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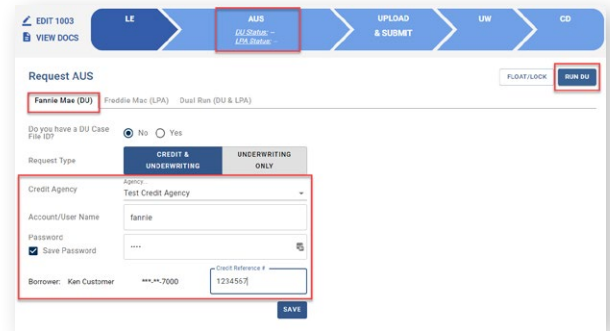


STEP 5: Automated Underwriting

It is preferred to run AUS prior to requesting Initial Disclosures. However, if that is not possible, AUS can be done prior to loan submission. GHMC will condition the loan for broker to provide the "Price you pay for Credit" disclosure.

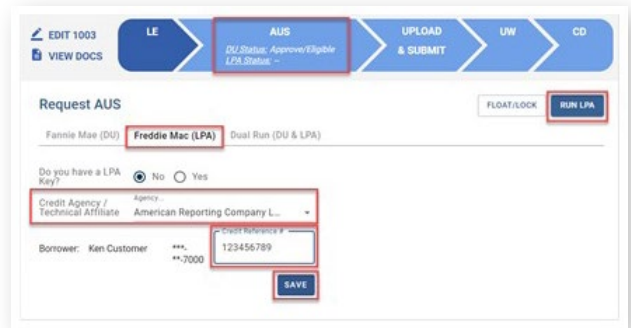
Desktop Underwriting (DU)

- Click on **Fannie Mae (DU)** tab.
 - If associating an existing Case File ID:
 - Click on **Yes to Do you have a Case File ID?**
 - Enter the **DU Case File ID.**
 - Click on the **Run DU** button to submit.
 - If running DU:
 - Enter the **Credit Agency, Account/User Name, and Password.**
 - Enter the **Credit Reference #** for the borrower(s).
 - Click on **Save.**
 - Click on the **Run DU** button to submit.



Loan Prospector (LPA)

- Click on **Freddie Mac (LPA)** tab.
 - If associating an existing LPA Key:
 - Click on **Yes to Do you have a LPA Key?**
 - Enter the **LPA Key.**
 - Click on the **Retrieve LPA** button to submit.
 - If running LPA:
 - Enter the **Credit Agency/Technical Affiliate.**
 - Enter the **Credit Reference #** for the borrower(s).
 - Click on **Save.**
 - Click on the **Run LPA** button to submit.

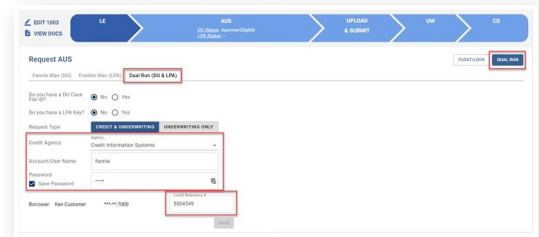


Dual Run (DU & LPA)

- Click on **Dual Run (DU & LPA)** tab.

Note: To use the Dual Run feature in GConnect, you can import your DU or LPA findings if you have either, or you can run directly through the site.

- If associating an LPA Key and/or DU Case File ID:
 - If you have a Case File ID, click on **Yes to Do you have a DU Case File ID?**
 - Enter the **DU Case File ID.**
 - **NOTE: You do not need a DU Case File ID to use the Dual Run feature.**
 - If you have a LPA Key, click on **Yes to Do you have a LPA Key?**
 - Enter the **LPA Key.**
 - **NOTE: You do not need a LPA Key to use the Dual Run feature.**
 - Click on Dual Run to submit.
- If not associating an LPA Key and/or DU Case File ID:
 - Enter the **Credit Agency.**
 - Enter the **Credit Reference #** for the borrower(s).
 - Click on the **Dual Run** button to submit.


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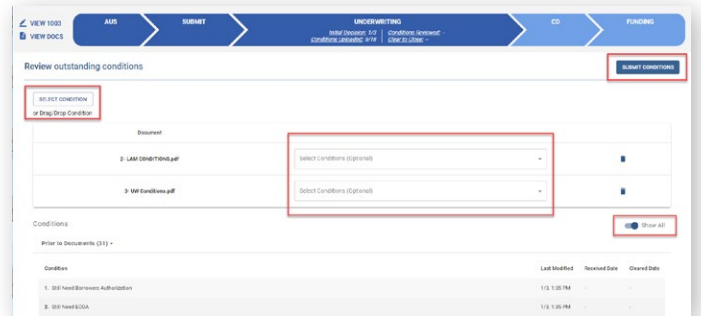
STEP 6: Upload Loan Package – Submit to UW

- Go to **UPLOAD & SUBMIT** tab in Loan Tracker.
- Click on **SELECT DOCUMENT** button or **Drag/Drop File** to upload Loan Submission Package.
- Click on **SUBMIT TO LENDER** button to submit loan.



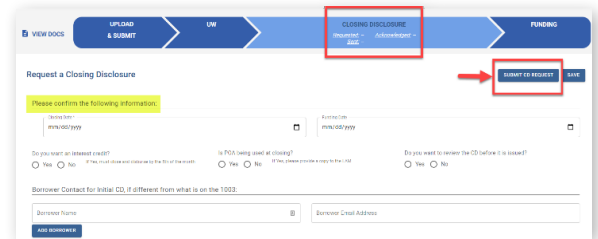
STEP 7: Underwriting Approval and Uploading Conditions

- To view conditions, go to **UNDERWRITING (UW)** tab in Loan Tracker.
- Outstanding conditions are listed on this screen.
 - To review cleared conditions, click the **“Show All”** button.
- Click on **SELECT CONDITION** button or **Drag/Drop File** to upload conditions.
 - To associate a condition to a specific document (optional step), select the condition(s) from the drop down.
- Click **SUBMIT CONDITIONS** button to submit.



STEP 8: Submit Closing Disclosure/Closing Requests

- To request Initial Closing Disclosure, go to **CLOSING DISCLOSURE (CD)** tab in Loan Tracker.
- Confirm information in screen and complete applicable fields.
- Click on **SUBMIT CD REQUEST** button to submit.



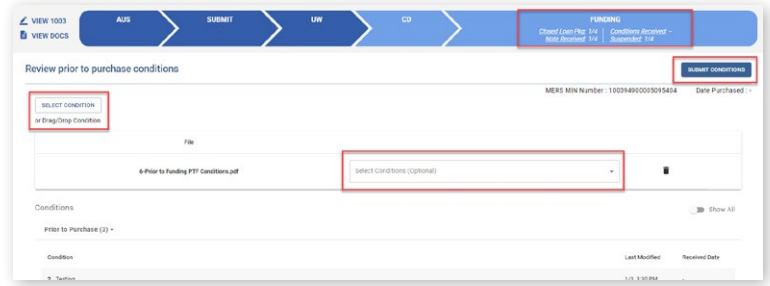
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STEP 9: Funding Loan

GHMC prepares the closing documents.
After the loan has closed:

- Go to **FUNDING** tab in Loan Tracker.
- Click on **SELECT CONDITION** button or **Drag/Drop File** to upload Closed Loan Package.
- Click **SUBMIT CONDITIONS** button to submit.
- Prior to Funding (PTF) conditions will be displayed in Funding screen.
 - Click on **SELECT CONDITION** button or **Drag/Drop File**.
 - To associate a condition to a specific document (optional step), select the condition(s) from the drop down.
- Click **SUBMIT CONDITIONS** button to submit PTF conditions.



TBD Property File Submissions

- Register loan as **FLOAT** or **LOCK**.
- Include **“Intent to Proceed – TBD (Voluntary Submission)”** disclosure and printed 1003 with address as TBD and anticipated City, State, and Zip in loan submission package. (Form available in Misc. Disclosures folder in Resource Center.)

Note: 1003 must be dated for when borrower first sought TBD approval.

When a sales contract has been executed, the following are required:

- **Sales contract:** Upload as a Condition on the Underwriting tab.
- **Initial Disclosures:** Upload as a **Condition** on the Underwriting tab.

Note: Disclosures must be dated within 3 business days from the date the Sales Contract was disclosed to the borrower, either verbally or in writing.

- **Edit the Property Address:** Contact the Lock desk at rates@ghmc.com to change the TBD address to a physical address.
- **Lock:** If Floated, once the above steps have been completed, click on the lock button from the loan in the Pipeline to lock the loan.



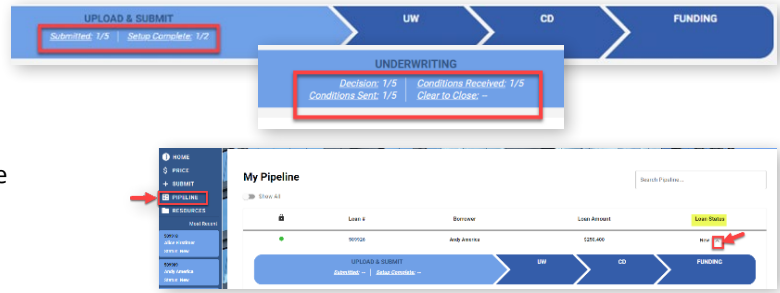
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Important Tips

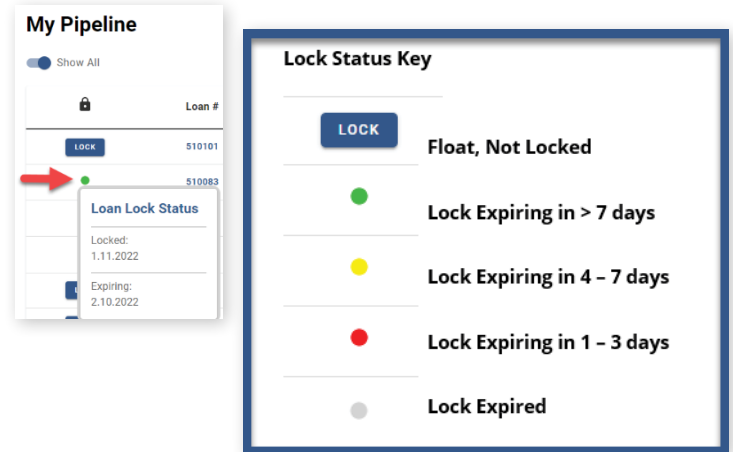
Loan Tracker

- Important dates for loan level events are displayed in the Loan Tracker.
 - Two easy ways to access:
 - #1: Loan Tracker within loan – click on applicable tab to view progress; or
 - #2: Click on **PIPELINE** from left side menu, click on arrow in **Loan Status** column to view Loan Tracker.



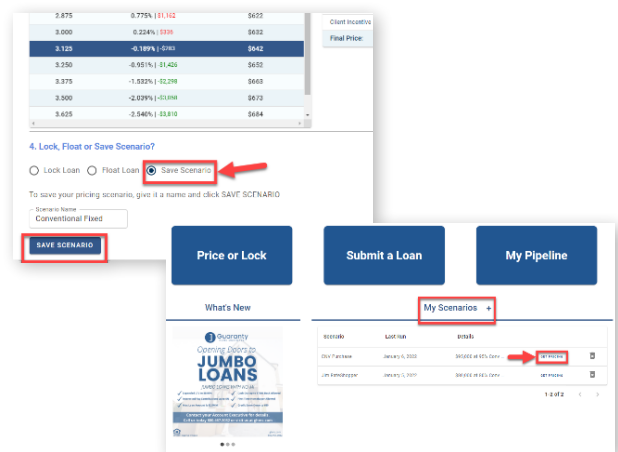
Lock Status

- Lock Status is available in the pipeline screen.
- Click on the color-coded circle in the Lock Status column to view Lock and Expiration Dates.
 - Status column to view Lock and Expiration Dates.



Save Scenarios

- Pricing and prospect borrower scenarios can be saved.
 - To create scenario, click on **Price or Lock** button or “+” sign in **My Scenarios** section on Home Page.
 - Enter loan level data and click **PRICE** button.
 - Select “**Save Scenario**” option, name it, and click **SAVE SCENARIO** button.
 - To access saved scenarios, go to the Home Page.
 - In **My Scenarios** section, click on **GET PRICING** for applicable scenario.



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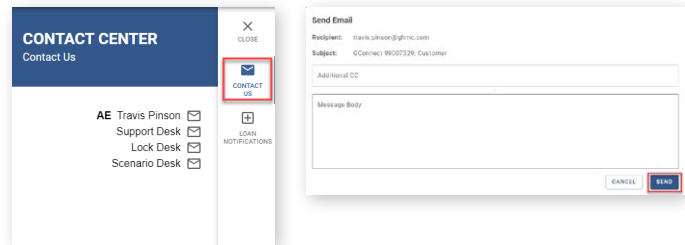
GHMC Contacts and Loan Notifications

- Click on **Open Contact Center** to expand the Contact Center.

Loan #				AE Travis Pinson <input checked="" type="checkbox"/>
Status New	Note Rate 4.000%	FICO 777	DTI 11.86% / 15.19% <input type="checkbox"/>	Support Desk <input checked="" type="checkbox"/>
Borrower Ken Customer	Product Conv 30	Purpose Purchase	Lock Exp Date 4/11 <input type="checkbox"/>	Lock Desk <input checked="" type="checkbox"/>
Loan Amount \$300,000	Property Value \$340,000	Address	Channel Broker	< OPEN CONTACT CENTER

- To email a GHMC Contact, from the Contact Center, click on **CONTACT US**.
 - Click on the contact's name to email.
 - GHMC Account Executive is automatically cc'd.
 - Type message and click on **SEND**.

Note: A copy of the email will also be sent to the email associated with the user's login for their record.



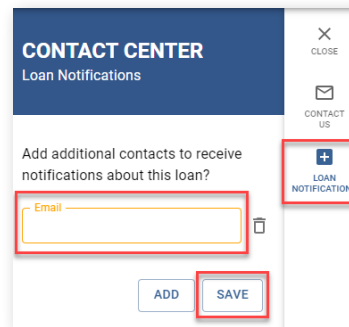
- To set up Loan Level Notifications, click on **LOAN NOTIFICATIONS**.

Note: Loan Notifications need to be set up on each loan. This is at the loan level.

- Click on **ADD**.
- Enter **Email** of recipient to receive Loan Level Notifications.

Note: You can add up to 10 recipients. Click ADD to enter multiple email addresses.

- Click **SAVE**.




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Other Helpful Contacts and Information

- **Scenario Questions:** scenarios@ghmc.com
(Please include program type in the subject line)
- **NDL1 Correspondent Questions:** NDL1prepurchase@ghmc.com
- **Support Department:** support@ghmc.com
- **Lock Desk:** rates@ghmc.com
- **FHA Case Number Ordering:**
 - FHA Case Numbers can be obtained by sending in a completed FHA Case Number Request Form to fhacasenumbers@ghmc.com. The form can be found in the Resource Center under Forms-> FHA/VA Forms. Please allow 24 hours for processing. The case number will be emailed back to you.
 - When the case number is ordered the case details & CAIVRS will be posted in the View Docs "Government" folder entitled as "Case Number Assignment". After the 24-hour validation period, the successful Borrower Validation is also posted in the View Docs "Government" folder.

Note: *FHA Case Number transfer and cancellation requests can also be emailed to fhacasenumbers@ghmc.com.*

Contact Information

OPERATION CENTER HEADQUARTERS

10 Lea Avenue
Suite 800
Nashville, TN 37210

Phone: 800-467-3032

Support: 877-449-1827

MORTGAGEE CLAUSES IN CORRESPONDENT'S NAME AND ADDRESS

Lender ID Numbers:

FHA: 4954009991
VA: 8752130000

Fees:

NDL1 Corr Admin Fee:	\$995
Flood:	\$14.50
Texas Loans – Doc Prep (Purchase):	\$300
Texas Loans – Doc Prep (Cash Out Refi/50A6):	\$225
Texas Loans – Doc Prep (No Cash Out Refi):	\$150



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