

**ARM Details Tip Sheet** – Listed below are instructions for keying the applicable ARM information based on product chosen in the FLCBank LOS at Import.

- **1.** Once you have **imported your loan** and have **accessed the loan from the pipeline**. *Refer to the Resource Center, How To Submit a Loan Section for process.*
- 2. Go to the Lending Portal URLA on the left navigation, then go to the Loan Details Screen.
  - **ARM Details:** Will be in the center section of the Loan Details Screen and will appear <u>if you have selected</u> an ARM <u>product upon import</u>.
    - You will enter or ensure the applicable ARM information fields are correct based on the product you chose by utilizing the chart below. Make sure you refer to the correct product/product code which is also in our posted Product Guidelines.
  - Amortization Type: If you do not see the ARM Details section and you did select the correct product.
    Then you need to review the Amortization field on the Loan Details screen. You need to ensure it
    imported over as Adjustable Rate. If Fixed, this was imported from your LOS 3.4 file. Please update to
    Adjustable Rate. Then the ARM Details section will appear.
- **3. Register/Lock your loan -** *Refer to the Resource Center How To Submit a Loan Section, Importing and Registering Category*; **utilize the OB Register-Update Registration and Lock procedures**.
- **4. Go BACK to the Lending Portal URLA** on the left navigation once you register/lock the loan, then go to the **Loan Details Screen**. Verify Data to ensure all correct and the Index populated.

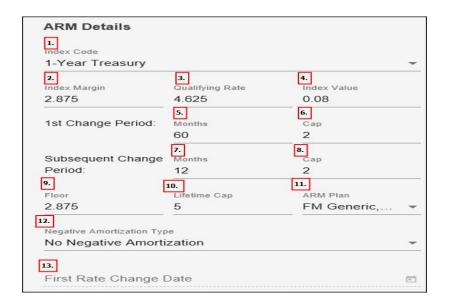
ARM Details Fields: Lending Portal - URLA Loan Details Screen	Preferred ARM Products
1. Index Code:	1 Year Treasury - All products
2. Index Margin	2.875% - All products
3. Qualifying Rate:	<ul> <li>Qualifying ARM Rate (Conforming and Non-Conforming)</li> <li>5/1 ARM NGC51 &amp; NGL51: The qualifying rate is the greater of the Note Rate +2 % Or the Fully Indexed Rate *</li> <li>7/1 ARM NGC71 &amp; NGL71, 10/1ARM NGC10 &amp; NGL10, 15/1 ARM NGC151 &amp; NGL151: The qualifying rate is based on the greater of the Note Rate or the Fully Indexed Rate *</li> <li>Qualifying Interest-Only ARM Rate (Conforming and Non-Conforming)</li> <li>5/1 ARM P5IO &amp; N51IO— Interest Only: The qualifying rate is the greater of either:         <ul> <li>The Note Rate +2 % amortized over 300 months, or</li> <li>The Fully Indexed Rate amortized over 300 months *</li> </ul> </li> </ul>
	<ul> <li>7/1 ARM P71IO &amp; N71IO—Interest Only: The qualifying rate is the greater of either:         <ul> <li>The Note Rate amortized over 276 months, or</li> <li>The Fully Indexed Rate amortized over 276 months *</li> </ul> </li> <li>10/1 ARM P10IO &amp; N10IO — Interest Only: The qualifying rate is the greater of either:         <ul> <li>The Note Rate amortized over 240 months, or</li> <li>The Fully Indexed Rate amortized over 240 months *</li> </ul> </li> <li>*Fully Indexed Rate is defined here as the index plus the margin which is rounded to the nearest one-eighth percent</li> </ul>



ARM Details Fields:	Preferred ARM Products
Lending Portal - URLA Loan Details Screen	
4. Index Value:	Varies with CMT index per day/week – field will populate once registered / locked
5. 1 <sup>st</sup> Change Period	❖ 1st Change Period "Months" ARMS: (Conforming and Non-Conforming) by Product Codes:
Months:	CONACULA FIA ADMANICCEA NICLEA FIA ADMANAGE OU DE DELO GINEALO
	• 60 Months - 5/1 ARM NGC51, NGL51, 5/1 ARM Interest Only P5IO & N51IO
	• 84 Months - 7/1 ARM NGC71 & NGL71, 7/1 ARM Interest Only P71IO & N71IO
	• 120 Months - 10/1 ARM NGC10 & NGL10, 10/1 ARM Interest Only P10IO & N10IO
	• 180 Months - 15/1 ARM NGC151 & NGL15
<b>6.</b> 1 <sup>st</sup> Change Period	2% - <u>All</u> Preferred ARM products <u>except the following product</u>
Cap:	- FO/ 4F/4 ADMANGG4F4 Q NIGH4F4
	• 5% - 15/1 ARM NGC151 & NGL151
<b>7.</b> Subsequent Change	
Period Months:	12 Months – All Preferred ARM products
8. Subsequent Change	
Period Cap	2% - All Preferred ARM products
<b>9.</b> Floor:	2.875% - All Preferred ARM products
<b>10.</b> Lifetime Cap:	5% - All Preferred ARM products
<b>11.</b> ARM Plan	FM Generic, - All Preferred ARM products
<b>12.</b> Negative	
Amortization Type:	No – All Preferred ARM products
13. First Rate Change	<b>N/A</b> – this field is system calculated from the first payment due date when the closing docs are
Date:	drawn

**ARM Details Example:** N51IO Preferred ARM – Interest Rate of 2.625%

The numbers on each field below corresponds to the number of the field on the instructions above.





ARM Details Fields: Lending Portal - URLA Loan Details Screen	SOFR ARM Products
	SOFR – All products
2. Index Margin	2.75% - All products
1. Index Code: 2. Index Margin 3. Qualifying Rate:	SOFR − All products  Qualifying ARM Rate (Fannie Mae AUS)



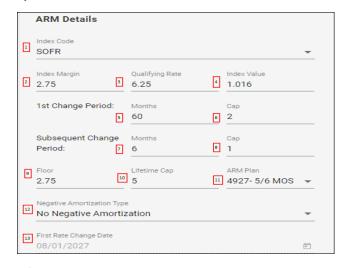
	<ul> <li>ARM Qualifying Interest Rate Payments: (Gold Jumbo product – manual underwriting)</li> <li>5/6 ARM: The Borrower is qualified at the greater of the Fully Indexed Rate or the Note Rate plus 2%.</li> <li>7/6 ARM and 10/6 ARM: The Borrower is qualified with the greater of the Fully Indexed Rate or the Note Rate.</li> </ul>
	<b>Definition of Fully Indexed Rate</b> : The fully indexed rate is defined as the index plus the margin rounded to the nearest one-eighth (0.125%) percent. Unless specific product terms are provided otherwise, if the index plus gross margin equals a number that is equidistant between the higher and lower one-eighth percent, Fannie Mae rounds down to the nearest one-eighth percent.
	The applicable index value that determines the fully indexed rate is any index value in
	effect during the 90 days preceding the note date.
4. Index Value:	Varies with SOFR index per day/week – field will populate once registered / locked
<b>5.</b> 1 <sup>st</sup> Change Period	• 5/6 ARM - 60 Months
Months:	• 7/6 ARM - 84 Months
	• 10/6 ARM – 120 Months
<b>6.</b> 1 <sup>st</sup> Change Period Cap:	• 5/6 ARM – 2%
	• <b>7/6 ARM</b> – 5%
	• <b>10/6 ARM –</b> 5%
7. Subsequent Change Period Months:	6 Months – All products
8. Subsequent Change	
Period Cap	1% - All products
9. Floor:	2.75% - All products
10. Lifetime Cap:	5% - All products
11. ARM Plan	• <b>5/6 ARM –</b> 4927- 5/6 MOS
	• <b>7/6 ARM</b> – 4928- 7/6 MOS
	• <b>10/6 ARM –</b> 4929- 10/6 MOS
<b>12.</b> Negative Amortization Type:	No – All products
13. First Rate Change Date:	<b>N/A</b> – this field is system calculated from the first payment due date



## ARM Details Examples for 2.75% Margin/Floor:

The numbers on each field below corresponds to the number of the field on the instructions above.

## 5/6 ARM



## 7/6 ARM



## 10/6 ARM

