

How To Submit a Loan In MGenius SMART LOAN PORTAL

Last Updated: 5/13/2025

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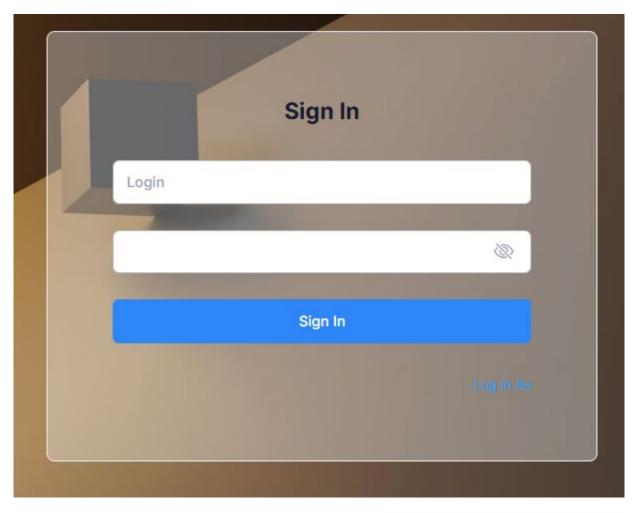
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Link to web site:

https://mgenius.mcfunding.com/signin.php

Enter your Login and Password that was provided from Mega. For users of our existing portals, your current login and password will work on MGenius as well.

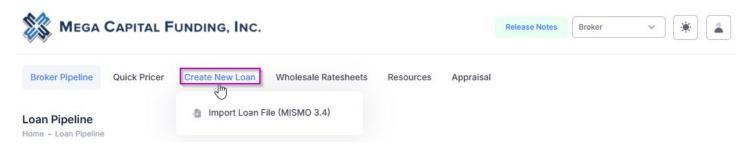


If you need to request a new login or reset your password, please contact: <u>technicalsupport@mcfunding.com</u>

For portal assistance, please contact <u>brm@mcfunding.com</u> or (818) 657-3065.

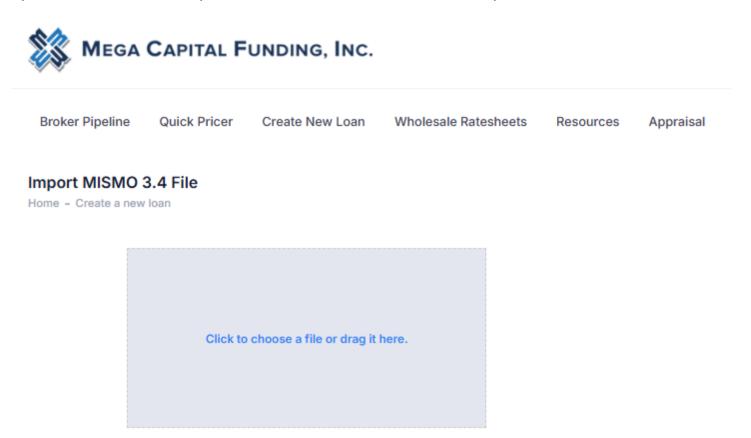
How to Submit a Loan

From the Home Page, select "Create Loan" from the top menu, and then select "Import Loan File (MISMO 3.4)"



Import MISMO 3.4

Click to choose the file saved on your desktop or drag and drop your MISMO 3.4 into the upload box. Click on "Import Loans" to move on to the next step.



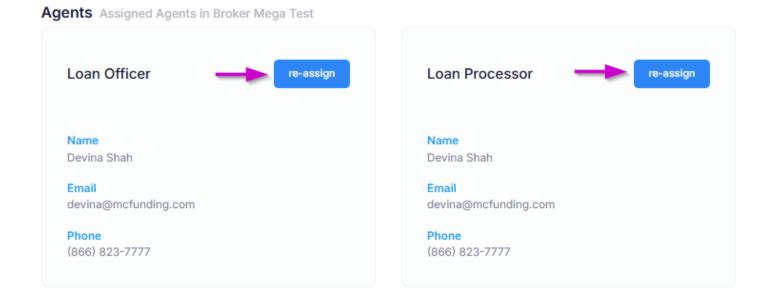
Import Loan

Once your 3.4 is successfully uploaded, you will be taken to a new landing page.

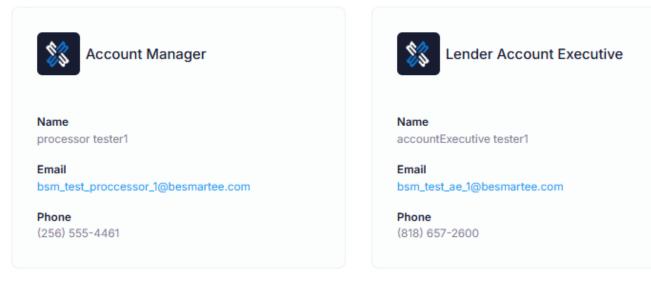
| roker Pipeline Quic | | | | | | | | |
|--|--------------------------|------------------|---|----------------|----------------|----------------|---|-------|
| | k Pricer Cr | eate New Loan | Wholesale Rateshee | ets Resource | s Appraisal | | Import MISMO 3.4 | |
| | | | | | | | Complete Application Go to Application | |
| Loan Number : 3 | | | | | | | Go to Credit Scores | |
| Alice Firstimer / 1 Do | O Run Pricing & Register | | | | | | | |
| | 61.539% LTV | 61.539% CLTV | 61.539% HCLTV | 17.137% DTI | 0.00 DSCR | N/A Program | Go to Pricing Run Smart Fee & Review | |
| N/A 😗 | | | | | | | Go to Closing Cost | N FEE |
| Credit Score | | | | | | | Go to AUS | |
| Status & Agents | Application - | Pricing/Credi | t - Closing Cost | AUS Lo | an Info 👻 Dise | closures Rate | Preview | ure |
| Conditions | | | | | | | Go to Disclosure O Submit Initial Disclosur | e & S |
| | | | | | | | for E-Signing | |
| Status New | | | | | | | Upload Submission Pac | kag |
| nts Assigned Agents | s in Broker Meg | a Test | Condi | | | | | |
| Loan Officer | re-as | sign | Loan Processor | re- | assign | | | |
| | | | | | | | | |
| <mark>Name</mark> Devina Shah | | | Name Devina Shah | | | | | |
| Email devina@mcfunding.com | n | | Email devina@mcfunding.c | com | | | | |
| Phone (866) 823-7777 | | | Phone (866) 823-7777 | | | | | |
| nts Assigned Agents | s in Mega Capit | al Funding, inc. | | | | | | |
| Account Ma | anager | | Lender A | ccount Execu | tive | | | |
| | | | | | | | | |
| | | | Name accountExecutive test | ster1 | | | | |
| Name processor tester1 Email bsm_test_proccessor_1(| @besmartee.com | | Name accountExecutive tes Email bsm_test_ae_1@besn | | | | | |

Status and Agents

Review the agents assigned to the loan file and confirm they are correct. To pick or change the Loan Officer or Loan Processor on the file, click on the "re-assign" button and select the user from the drop down. If a new user needs to be added or you do not see your user in the drop down, please contact <u>technicalsupport@mcfunding.com</u>.



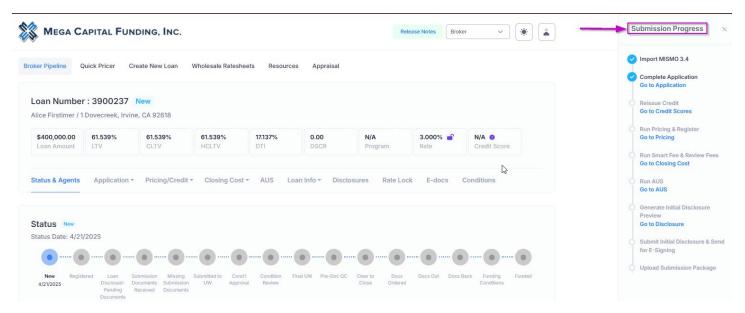
Agents Assigned Agents in Mega Capital Funding, inc.



You will also see your Mega contacts here along with their contact information should you need to reach out to a Mega Team Member. As Mega Team Members get assigned to the loan during the process, the agents list will expand to include those contacts as well.

Beginning Your Submission Progress

To begin your submission process, you will want to refer to the "Submission Progress" tab and complete each step to finish sending our disclosures and submitting your loan to Mega. As you move through the steps, your loan status will advance to indicate where you are at in the process.



Submission Progress: Complete Application

You can review the Loan Application by selecting "Application" and then picking which section of the application you'd like to review from the dropdown. Review each section for accuracy and confirm no pertinent information is missing or did not import from the 3.4.

| Loan Amount | | 61.539% CLTV | 61.539% HCLTV | 17.137% DTI | 0.00 DSCR | N/A Program | 3.000% 💕 Rate | N/A 1 Credit Score |
|-----------------------------------|-----------------|------------------|-------------------|-----------------|-------------------|----------------|------------------|-----------------------|
| Status & Agents | Application - | Pricing/Credit - | Closing Cost | ✓ AUS Los | an Info 👻 Disclos | sures Rate Loc | k E-docs | Conditions |
| Status New Status Date: 4/21/2 | Other Income | | | | | | | |
| • • • • • | REOs | | | | • | | | |
| | Loan & Property | | Submitted to Cond | 'I Condition Fi | nal UW Pre-Doc OC | Clear to Docs | Docs Out Docs E | ack Funding Funded |

Submission Progress: Reissue Credit

To reissue credit, enter your credit report ID, select your credit report provider, and your login and password you use with the credit provider. Once completed, click "Reissue Credit."

| Status & Agents | Application - | Pricing/Credit - | Closing Cost - | AUS | Loan Info 🔻 | Disclosures | Rate Lock | E-docs | Conditions | |
|----------------------|---------------|------------------|----------------|-----|-------------|-------------|-----------|--------|-------------|------|
| Re-issue Credit Repo | ort | | | | \searrow | | | | | |
| Alice Firstimer | • | | | | | | | | | |
| Credit Report ID * | | | | | | | | | | |
| Credit Provider * | | | CREDCO (001) | | | | | | | ~ |
| Login ID * | | | | | | | | | | |
| Login Password * | | | | | | | | | | |
| | | | | | | | | | Reissue Cre | edit |

Submission Progress: Run Pricing & Register

Review the Pricing details and make any changes to the data (i.e.: Impounds, Lock Period, Compensation Plan, Lender Fee Waiver, etc.)

| Property Use * | | Sales Price * | | Impound Type * | | |
|-----------------------------------|---|--------------------|--------------|-------------------------------|-------------------------|--|
| Primary Residence | ~ | \$650,000.00 | | Tax and insurance escrov | v ~ | |
| Property Type * | | Appraised Value | | Has Property Inspe | ection Waiver | |
| SFR | ~ | \$0.00 | | Expected AUS Respons | Expected AUS Response * | |
| Structure Type * | | Down Payment * | | DU | ~ | |
| Detached | ~ | 38.462% | \$250,000.00 | Conv Loan PMI Type * | | |
| Doc Type * | | 1st Lien | | No MI | ~ | |
| Full Document | ~ | 61.539% | \$400,000.00 | Financed PMI, MIP, Funding | Override Auto- | |
| .oan Originator is Paid By * | | Rate Lock Period * | | Fee | Calculated UFMIP/FF? | |
| Lender Paid | ~ | 30 | ~ | FHA UFMIP | VA Funding Fee | |
| ender Fee Buyout Requested? * | | | | 1.750% | 0.000% | |
| No | ~ | | | | USDA Guarantee Fee | |
| Area Median Income | | | | | 1.000% | |
| \$0.00 | | | | Total Properties Owned | Total Businesses Owne | |
| Number of Financed Properties * 💿 | | | | 0.00 | 0.00 | |
| 1 | | | | Prepayment Penalty | | |
| | | | | No 🗸 | | |
| | | | | Include Buydown | | |
| | | | | | | |
| | | | | | | |

Property & Loan Info Loan Program & Term Options

You can further fine tune your search by clicking on "Loan Programs & Term Options" to narrow down your search results. Once all information needed is entered, click on "Run Pricing"

| Property & Loan Info | ogram & Term Options |
|----------------------|--|
| Terms | 10 Year 15 Year 20 Year 25 Year 30 Year Other |
| Amortization | Fixed 3 Year ARM 5 Year ARM 7 Year ARM 10 Year ARM Other |
| Product | Conventional FHA VA USDA Home Possible HomeReady |
| Payment | ✓ P&I ✓ I/O |
| | |
| | |
| | Run Pricing |

You will then see all the eligible programs available. Pricing will be stacked in order of best priced. To select your program and rate, click on the + sign to expand.

Note: If you do not see the program type you were looking for, review the "Ineligible Programs" tab. There will be a list of program types and a short description of why you are not eligible for it. If you need to make any changes to the application to qualify for a program, you can return to the "Application" tab and update any information as needed.

| Eligible Programs 🕑 Ine | ligible Program | s 🔺 | | | | | | |
|---------------------------------------|-----------------|--------|-----------|--------|-------|--------------|---------------|------------------------|
| *Rates shown in red are expired | | Deinte | Deveneent | DTI | 400 | Olasian Osat | Orah Ta Olara | |
| · · · · · · · · · · · · · · · · · · · | Rate | Points | Payment | DTI | APR | Closing Cost | Cash To Close | |
| - MAX30 | 6.625 | -0.021 | 2,561.24 | 22.969 | 6.692 | \$9,806.07 | \$259,806.07 | |
| + AGN-30 | 6.625 | 0.104 | 2,561.24 | 22.969 | 6.703 | \$10,306.07 | \$260,306.07 | |
| + MVP30 | 7.125 | 0.121 | 2,694.87 | 23.860 | 7.217 | \$10,765.18 | \$260,765.18 | MVP 30yr Fixed |
| + MVPX30 | 7.625 | 0.121 | 2,831.17 | 24.769 | 7.722 | \$10,876.29 | \$260,876.29 | MVP Express 30yr Fixed |

Once you expand the pricing results in the program you are looking to register, you will be given the opportunity to either register (float) or lock the loan.

| 0 | MAX30 | 6.500 | -0.177 | 2,528.27 | 23.102 | 6.603 | \$12,023.02 | \$262,023.02 | |
|---|-----------|-------|--------|----------|--------|-------|-------------|--------------|------------------------------|
| ß | Available | 5.990 | 1.906 | 2,395.63 | 22.218 | 6.084 | \$11,790.69 | \$261,790.69 | Register/Lock show detail |
| | Available | 6.000 | 1.858 | 2,398.20 | 22.235 | 6.095 | \$11,795.24 | \$261,795.24 | Register/Lock show detail |
| | Available | 6.125 | 1.328 | 2,430.44 | 22.450 | 6.222 | \$11,852.19 | \$261,852.19 | Register/Lock show detail |
| | Available | 6.250 | 0.784 | 2,462.87 | 22.666 | 6.349 | \$11,909.13 | \$261,909.13 | Register/Lock show detail |
| | Available | 6.375 | 0.272 | 2,495.48 | 22.884 | 6.476 | \$11,966.08 | \$261,966.08 | Register/Lock show detail |
| | Available | 6.500 | -0.177 | 2,528.27 | 23.102 | 6.603 | \$12,023.02 | \$262,023.02 | Register/Lock show detail |
| | Available | 6.625 | -0.651 | 2,561.24 | 23.322 | 6.730 | \$12,079.97 | \$262,079.97 | Register/Lock show detail |
| | Available | 6.750 | -1.070 | 2,594.39 | 23.543 | 6.858 | \$12,136.91 | \$262,136.91 | Register/Lock show detail |
| | Available | 6.875 | -1.494 | 2,627.72 | 23.765 | 6.985 | \$12,193.85 | \$262,193.85 | Register/Lock show detail |
| | | | | | | | | | |

If you are looking for more information on the rate you are selecting, you can click on the "show detail" button and it will open up a Loan Details & Summary to give you additional information on the rate.

Loan Details & Summary

| Adjustments Rate & Payment Fees | | | |
|--|--------|--------|--------|
| | | 3 | |
| Description | Rate | Point | Margin |
| Base | 5.990% | 1.531% | - |
| PUR, >15 YR, LTV >60%-70%, SCORE 700 - 719 | 0.000% | 0.375% | 0.000% |
| Total | 5.990% | 1.906% | - |

Once you have selected the desired rate, click on "Register/Lock" and you will get a pop up to confirm to register or to lock (if during lock desk hours). Once you have made your selection, click "Confirm" to complete the request.

| Click Confirm to register this lo | oan. Note that by doing so you may lose edit access. |
|---|--|
| Program Name: | |
| MAX30 | |
| Requested Rate: | Requested Points: |
| 6.750 | -0.425 |
| Register | C Lock Rate |
| WARNING: Worst case pricing v if you are unsure about the clos | will apply if lock is broken. Register now and lock later sing date. |
| Pegistrations are held in our sys | stem for 5 business days. Submission packages need to be |
| | or the loan will be moved to Loan Open Statuks |
| | |

Submission Progress: Run Smart Fees & Review Fees

This section is where we will review/add/edit the closing costs on the loan that will appear on your Loan Estimate. You have the option to pull in Smart Fees by pressing "Apply Smart Fees" or you can enter the fees on your own based on an estimate if you already have one.

You can add fees by clicking "add" or you can delete or edit the fee using the "Actions" button.

You can also remove multiple fees at the same time by check marking the box in front of the fees you want to remove and then clicking "Delete Selected Fees".

| Delete Selected Fees | | | | Apply Smart Fees | Not Applied | |
|------------------------|-----------------------------|------------|---------|------------------|-------------|--------------------|
| DESCRIPTION/MEMO | PAID TO | | PAID BY | PAYABLE | DATE PAID | |
| Underwriting fee | Lender | \$1,295.00 | borr pd | At Closing | 6/11/2025 | |
| - Services You Cannot | PAID TO | AMOUNT | PAID BY | PAYABLE | DATE PAID | Add new to section |
| Appraisal fee | Appraisal Management Compar | y \$800.00 | borr pd | At Closing | 6/11/2025 | Actions |
| Credit report | Credit Report | \$100.00 | borr pd | At Closing | 6/11/2025 | Actions |
| - Services You Can Sho | op For | | | | | Add new to section |

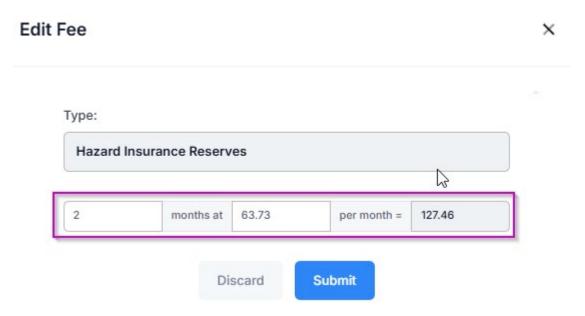
Some things to note in each section:

A – Origination Charges: Section A will default to how you registered your loan. The underwriting fee will be based on the loan program you registered. If you are doing borrower paid compensation, the compensation will flow through with what you registered it at in the Pricing/Credit section. If you need to adjust the amount, you'd have to correct it in the compensation field register the loan once more.

B – Services You Cannot Shop For: the fees in this section that are prepopulated are template fees estimating what the fee may cost. You'd want to adjust these fees to what is applicable to your loan. Please note: these are NOT Smart Fees.

C - Services You Can Shop For and E - Taxes And Other Government Fees: If you opted to apply Smart Fees, these will automatically be added in for you. If you are not using Smart Fees, you will need to manually enter them in. You will not be able to proceed to sending our disclosures unless you have applied Smart Fees or entered them in manually. Note: You can edit the Smart Fees, but please keep in mind if adjusting to an amount lower than what the Smart Fee shows or removing a fee that the Smart Fees generated, it will be subject to tolerance cure paid for by broker should the fee end up being higher or still be required.

F – Prepaids and G - Initial Escrow Payment At Closing: you can edit the number of months being collected by using the "Actions" button and then can edit the amount, or the number of months being collected.



Alternatively, you can edit by selecting "Non- P&I Housing Expenses" from the Closing Cost tab, and then expanding the selection to edit the fee you are looking to adjust. If you are adjusting the number of months, unlock the field and leave it unlocked to apply.

| Status & Agents Application - Pricing/Credit | Closing Cost AUS Loan Info Disclosures Rate Lock E-docs Conditions |
|---|--|
| Jazard Insurance \$116.67/month | Borrower Responsible Non-P&I Housing Expenses |
| Monthly Amount (PITI) ((0.350% | of Loan Amount >) / 12) + \$0.0000 = \$116.67 |
| Prepaid? Prepaid Months 0 | Reserve Months Cushion 2 |
| Condo HO-6 Insurance \$0.00/month | |
| V Windstorm Insurance \$0.00/month | |
| Flood Insurance \$0.00/month | |
| Property Taxes \$653.38/month | |

Submission Progress: Run AUS

To run AUS, you will select either "Submit to DU" or Submit to LP" (depending on which you want to run). You will then select your credit provider name from the drop down and enter your login and password. Once completed, click on "Submit to DU" or "Submit to LP"

Note: Typically, it will be the same login and password as your credit reissue information. However, there are a few credit vendors that may have a separate login for running DU. Confirm with your credit vendor to ensure you have the correct login information.

| Status & Agents Application - Pricing/Credit - | Closing Cost - | AUS | Loan Info 👻 | Disclosures | Rate Lock | E-docs | Conditions |
|--|----------------|-----|-------------|-------------|-----------|--------|--------------|
| AUS Results Submit to DU Submit to LPA | | | | | | | |
| Credit Provider * 🕚 | CREDCO (001) | | | | | | ~ |
| Login ID * | | | | | | | |
| Login Password * | | | | | | | |
| | | | | | | | Submit to DU |

Once it's done running, you can see the results in the "AUS Results" tab. You can also find a copy of the results in the e-Docs.

| | TYPE | CASE NUMBER / LPA KEY NUMBER | REG | COMMENDATION | / RISK CLASS |
|---------------------------|-----------------|----------------------------------|--------------------|----------------|--|
| 21/2025 10:51 PM | DU | 1697776586 | Ap | prove/Eligible | |
| Show Changes o | FF | | | View | All Messages 🗸 |
| Summary | of Finding | - | | • | Summary of Findings Day 1 Certainty |
| Casefile ID 1697776586 | | Recommendation Approve/Eligib | le | • | Risk / Eligibility Findings Verification Messages / 3 Approval Conditions |
| Borrower 1 | Alice Firstimer | Submission Number | 1 | | Observations |
| Lender Loan Number | 900233 | Submission Date | 04/22/2025 01:50AM | • | Underwriting Analysis Report |
| DU Version | 12.0 | First Submission Date | 04/22/2025 01:50AM | | |
| | | Casefile Create Date | 04/22/2025 | | |

Submission Progress: Generate Initial Disclosure Preview and Submit Initial Disclosure & Send for E-Signing

Before starting to create the disclosures, first review your important dates. Adjust these dates if needed. Note: daily interest that will be generated on the LE is calculated based on the estimated closing date.

| Status & Agents | Application • | Pricing/Credit - | Closing Cost - | AUS | Loan Info 🔻 | Disclosures | Rate Lock | E-docs | Conditions | |
|--------------------|---------------|------------------|----------------|-----|----------------|-------------|-----------|---------------|------------|------------|
| Order Initial Disc | closures | | | | | | | | | |
| | Dates | | | | | | | | | Save Dates |
| nportant Loan i | | | | | | | | | | |
| pportant Loan I | | Registratio | n Date | | Intent to Proc | eed | Est | imated Closir | ng | |

Once you have confirmed the dates, click on the "Order Initial disclosures" button. You will get a popup disclaimer. Carefully review this and click generate to proceed.

| | Generate Di | sclosure | |
|---|---|--|--|
| Package") and by cli (a) the Disclosure P required to provide u your company's pri arrangements, (iii) no fees, and (v) dual a Disclosure Package | icking "Generate," Package may not in under applicable is ivacy policy, (ii) yo on-arm's length tra agency transactio as necessary to c | you acknow nclude all doc aw (e.g., disc our company' ansactions, (in ns), and you omply with a User Agreen | backage ("Disclosure ledge and agree that: cuments that you are losures relating to: (i) 's affiliated business v) non-refundability of will supplement the pplicable law; and (b) nent executed by your |
| | Generate | Cancel | |
| | | | |

You will now click on "Perform Document Audit" to continue to proceed.

Order Initial Disclosure

| Perform Document Audit Please perform document audit before ordering an initial disclosure. | Generate Previe | w |
|---|-----------------|--|
| | Borrower Info | rmation |
| | NAME | EMAIL |
| | Alice Firstimer | sara.ayesha+alice1633626351544@besmartee.com |

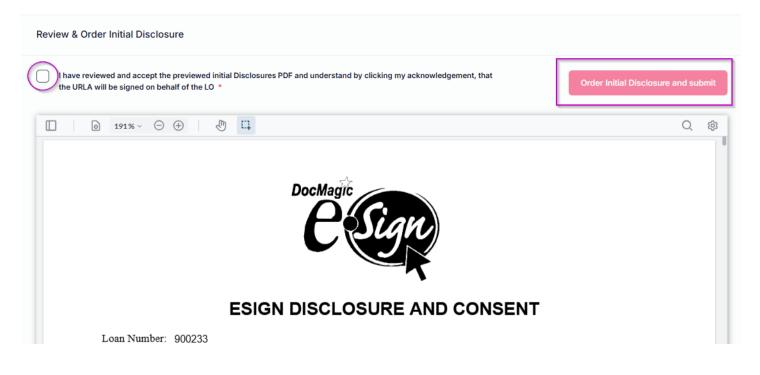
Review the audit results. Anything with a triangle with an exclamation point is just a warning and will still allow you to proceed. Anything with a red X is a hard stop and will need to be addressed before moving forward. If no hard stops, you can proceed by clicking on "Generate Preview"

| Order I | nitial Disclosure | | |
|---------|--|------------------|--|
| | | | |
| P | erform Document Audit | Generate Preview | |
| 4 | The Impound Account's Low Balance of \$2,071.52 exceeds the Cushion of \$1,434.22 | Borrower Infor | mation |
| 4 | This loan is eligible for electronic recording. | | |
| 6 | This loan does not have a Negative Amortization feature. | NAME | EMAIL |
| 6 | This loan does not have an Interest Only Payment feature. | Alice Firstimer | sara.ayesha+alice1633626351544@besmartee.com |
| 6 | This loan does not have a Balloon Payment feature. | | |
| 6 | Loan term is not greater than 30 years. | | |
| 6 | QM Liability Protection Determination: Safe Harbor. Loan APR of 6.796 does not exceed the Average Prime Offer Rate (APOR) Threshold of 8.240. | | |
| 6 | Qualified Mortgage Liability Protection Determination: Safe Harbor | | |
| 6 | This Ioan PASSES the QM Price-Based Limit Rule. APR 6.796 is less than the Threshold APOR 8.990 | | |

Note: if your result mentions you are not passing QM, you can review the QM results in the Pricing/Credit menu and then pick QM.

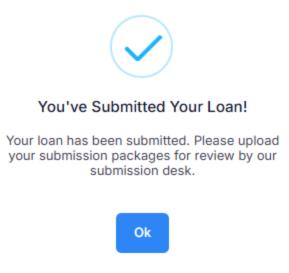
| Pricing/Credit - | |
|------------------|--|
| Pricing | |
| Credit Scores | |
| QM 🗸 | |

You can now review the disclosures that will be going out to the borrower. If all looks good, you can check mark the box acknowledging you have reviewed and then click on "Order Initial Disclosures and Submit" and your disclosures will be sent to the borrower. By clicking this box, 1003 will be signed on behalf of the LO.



Your disclosures are now out! If the borrower needs more information on how the eSign process will work, <u>click here for additional instructions.</u>

Once you click OK, you will be redirected to upload your submission package.



Submission Progress: Upload Submission Package

The "Upload Submission Documents" button will flash until you have uploaded the files. Click on attach files to select the items you want to upload. You can upload multiple documents or a bulk PDF. Once you are done, click on "Upload All" to send the items in for our Submissions Team to review.

| \$400,000.00 Loan Amount | 61.539% LTV | 61.539% CLTV | 61.539% HCLTV | 23.102% DTI | 0.00 DSCR | MAX30 Program | 6.500% 🚅 Rate | 710 0 Credit Score | |
|-----------------------------|---------------------------------------|----------------------|------------------|-------------------|----------------------|--------------------|----------------------|-----------------------|--|
| Status & Agents | Application - | Closing Cost - | AUS Loan l | nfo - Disclos | ures Rate Lock | E-docs | Conditions Requ | uest * | |
| | | | | | | | | | |
| Unloss | Submission | Dackago | | | | | | | |
| | I Submission file here will change | • | Submission Docum | ents Received (De | c Check) automatica | ally for review by | our submission desk. | | |
| | | • | Submission Docum | ents Received (D | c Check) automatica | ally for review by | our submission desk. | | |
| *Upload f | file here will change | • | Submission Docum | ents Received (D | ic Check) automatica | ally for review by | our submission desk. | | |
| | file here will change Alice F | e the loan status to | _ | ents Received (D | c Check) automatica | | our submission desk. | | |

Once done, the "Upload Submission Docs" will disappear and you will be redirected to the eDocs Folder where you can confirm your uploads went through. You are all set!