

How To Submit a Loan In MGenius SMART LOAN PORTAL

Last Updated: 5/13/2025

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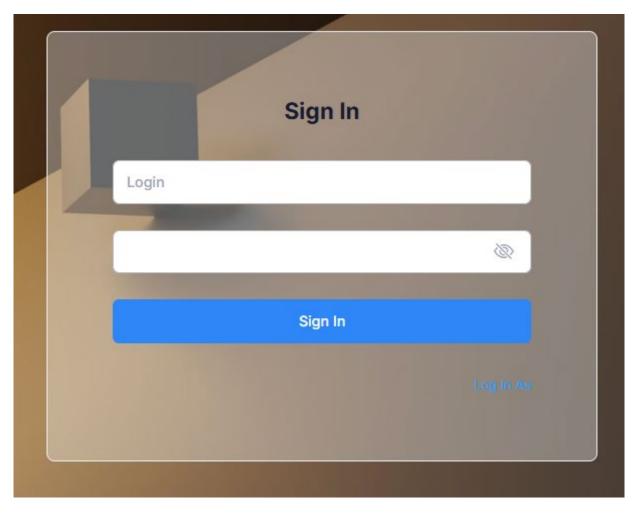
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Link to web site:

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.

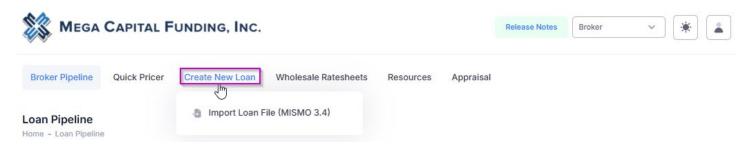


If you need to request a new login or reset your password, please contact: <u>technicalsupport@mcfunding.com</u>

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

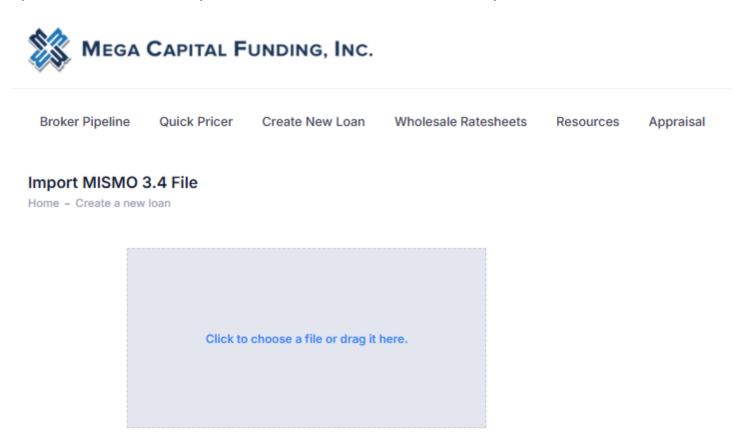
How to Submit a Loan

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.



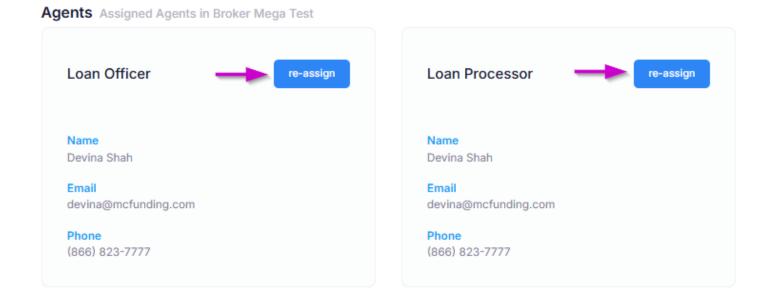
Import Loan

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

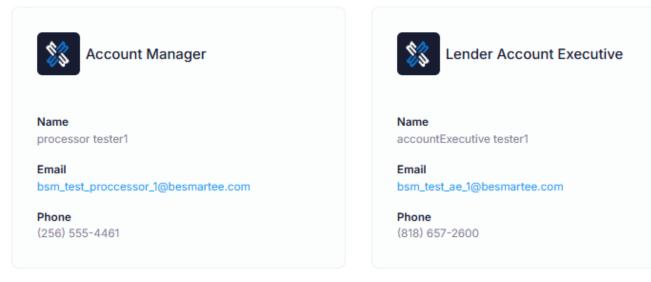
roker Pipeline Quic								
	k Pricer Cr	eate New Loan	Wholesale Rateshee	ets Resource	s Appraisal		Import MISMO 3.4	
							Complete Application Go to Application	
Loan Number : 3							Go to Credit Scores	
Alice Firstimer / 1 Do	O Run Pricing & Register							
	61.539% LTV	61.539% CLTV	61.539% HCLTV	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>.



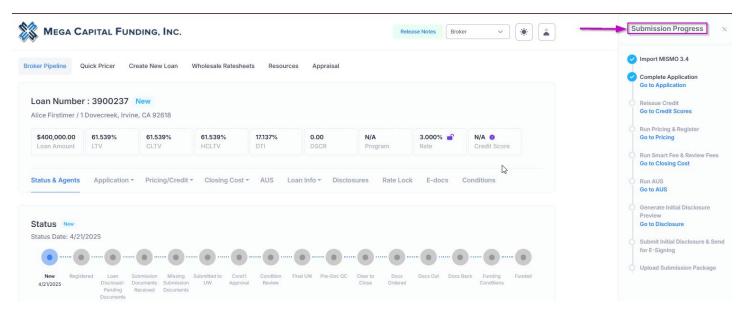
Agents Assigned Agents in Mega Capital Funding, inc.



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

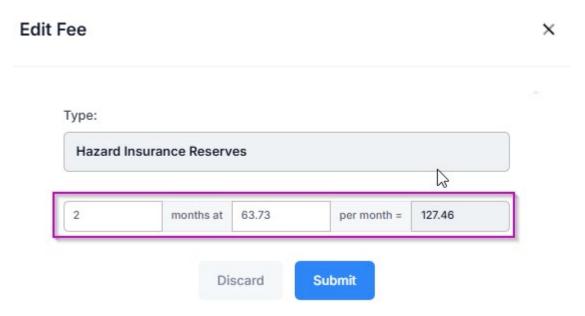
Some things to note in each section:

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

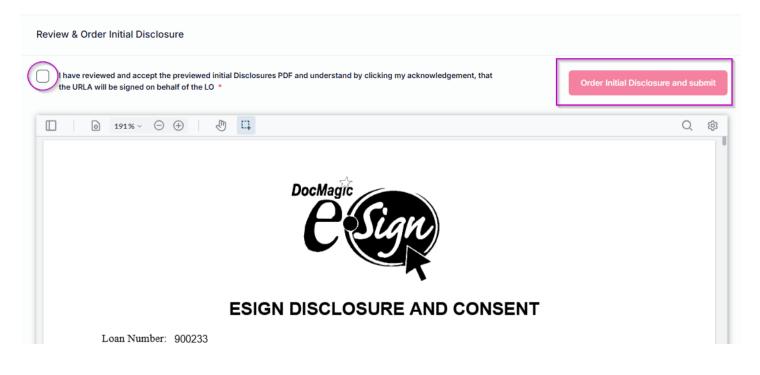
Review the audit results. Anything with a triangle with an exclamation point is just a warning and will still allow you to proceed. Anything with a red X is a hard stop and will need to be addressed before moving forward. If no hard stops, you can proceed by clicking on "Generate Preview"

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.

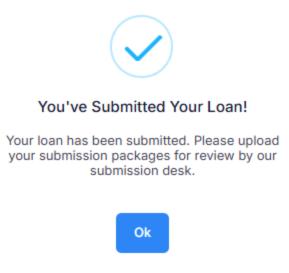
Pricing/Credit -	
Pricing	
Credit Scores	
QM 🗸	

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!