FREMONT BANK

MORRIS 2.0

Updates to our Wholesale Mortgage Portal

Equal Housing Lender | Member FDIC | NMLS# 478471

LOGIN

- Lock out period from 60 days to 90 days
 PRODUCTS & PRICING
- 15-day pricing scenarios are now available (not eligible for Advanced Lock)
- Cap net Rebate Pricing on JUMBO loans available

ADVANCED LOCK

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 Removed borrower e-mail address from Advanced Lock request and Advanced Lock e-mail

FEE SCREEN

- New disclaimer was added to the header
 - "For Informational Purposes
 Only Not a Loan Estimate"

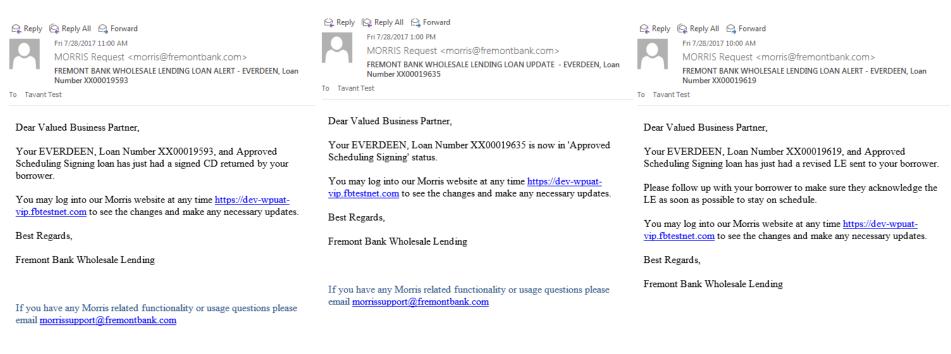
BROKER PIPELINE VIEW

 Files with an important status change, appraisal or LE update, or a rate lock about to expire will appear at the top of the page



BROKER NOTIFICATIONS

- Notification e-mail will be sent to broker contact
- Trigger is either a date populated in Empower or a change in Loan Status
- E-mails will be sent at the top of every hour





WHAT WILL BROKERS RECEIVE NOTIFICATIONS FOR?

- Loan Estimate or Redisclosed Loan
 Estimate is sent
- Loan moves to Processing
- Loan moves to Initial Underwriting
- Rate Lock expiring in 5 business days
- Rate Lock expiring in 0 business days
- Appraisal scheduled
- Appraisal completed
- Notice of Incomplete was sent

- Closing Disclosure was sent
- Closing Disclosure was signed/acknowledged
- Loan is approved and signing is being scheduled
- Closing documents are drawn
- Loan is pending Prior to Fund conditions
- Signed Funding package received by Fremont Bank
- Loan has funded!

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- Enhance Advanced Lock Loan Workflow
 - Enable brokers to submit a loan from loan submission tab instead of documents screen for advanced lock loans.
 - Add loan submission option under actions drop down in the pipeline for advanced lock loans.
 - Display associated loan number in the loan submission tab when user is uploading 3.2 file and supporting documents for advanced lock loans.
- New Broker Email Notifications
 - Email notifications for external users to be triggered for 15 important loan lifecycle milestones (includes loan status changes, lock expiration notifications, appraisal status change, sending and receipt of LE, etc.); these are termed "trigger events".
 - Notifications will be sent based off an hourly sweep job that detects if any loan had a "trigger" event that triggers a notification email to be sent
 - Loans that reach a "trigger event" will also move to the top of the MORRIS user's pipeline view.
 - An "Opt-Out" feature will be added in the Manage Accounts section of MORRIS. External Admin users can determine who within their shop can Opt Out of receiving these notification emails.

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- Jumbo Loan Program Max Rebate Pricing Caps Will be Enforced & Returned on Pricing Queries
 - Jumbo loan programs will now return pricing that includes max rebate pricing based on the loan program and loan amount selected by the user.
 - Max Rebate pricing will be effective for either lender or borrower paid compensation scenarios.
- Enhance Appraisal Screen Capabilities
 - Enable broker to view additional appraisal status and dates in MORRIS.
 - Added 'Appraisal due date' & 'Appraisal received date' status to the MORRIS appraisal screen for greater transparency.
- Loan Submission Updates Make it Simpler to Retain or Release DU Findings to Fremont Bank
 - A Radio Button to answer either 'Yes' or 'No' to Release DU findings to Fremont Bank.
 - If Broker releasing findings, a link to DO login page now on MORRIS UI on Loan Submission screen.
- Lengthen User Account Lockout Period
 - Inactivity Lockout term to change from 60 days to 90 days.
- Run 15-DayRate Lock Pricing Scenarios
 - Enable brokers to run 15-dayrate lock pricing scenarios for all existing loans and advanced lock loans.
 - Enable brokers to lock 15-day rate lock only for existing loans.

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