



a Mortgage Boutique is a division of first community mortgage

An overview of the broker portal



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Broker Portal Overview



Learn how to navigate the loan pipeline and initiate various orders. This guide covers steps for ordering appraisals, managing loan conditions, and entering new loan files.



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The opening page of the portal provides four options: Create a Loan, Quick Price & Lock, Pricing Scenario, and View Pipeline.

Florham Park, NJ 07932

NMLS ID#: 1019
Partner ID#: 4000003
Approved For: CONV

Channel: Wholesale
Partner Status: Approved

Tools Resources Deb Balder Log Out

Home
View Pipeline
Loan Registration
Import Loan File
Manual Loan Entry
Generate Pricing Scenario
Quick Price & Lock

Welcome to the B2B Portal

Channel: Wholesale Partner: Branch: Florham Park, NJ 07932 (1019)

Create New Loan

Quick Price & Lock

Pricing Scenario

View Pipeline

STATUS	COUNT	TOTAL LOAN AMT
TBD Submit to UW	2	\$600,000
TBD Conditions in for Review	2	\$463,965
TBD Approved with Conditions	1	\$300,000
TBD Suspended	1	\$343,434
Submitted	20	\$4,764,690
In Process	2	\$424,800
Underwriting - Submitted	22	\$5,273,109
Underwriting - In Review	6	\$967,129
Approved - With Conditions	20	\$5,163,068
Conditions in for Review	5	\$1,260,400
Submit to QC	2	\$504,835
Clear to Close	7	\$1,812,655
Closing - Submitted	1	\$250,000
Funder Review	8	\$1,541,550
Funds Disbursed	6	\$1,038,251
Funded - Purchased	3	\$797,303
Approved Not Accepted	2	\$542,424
Denied	1	\$325,000

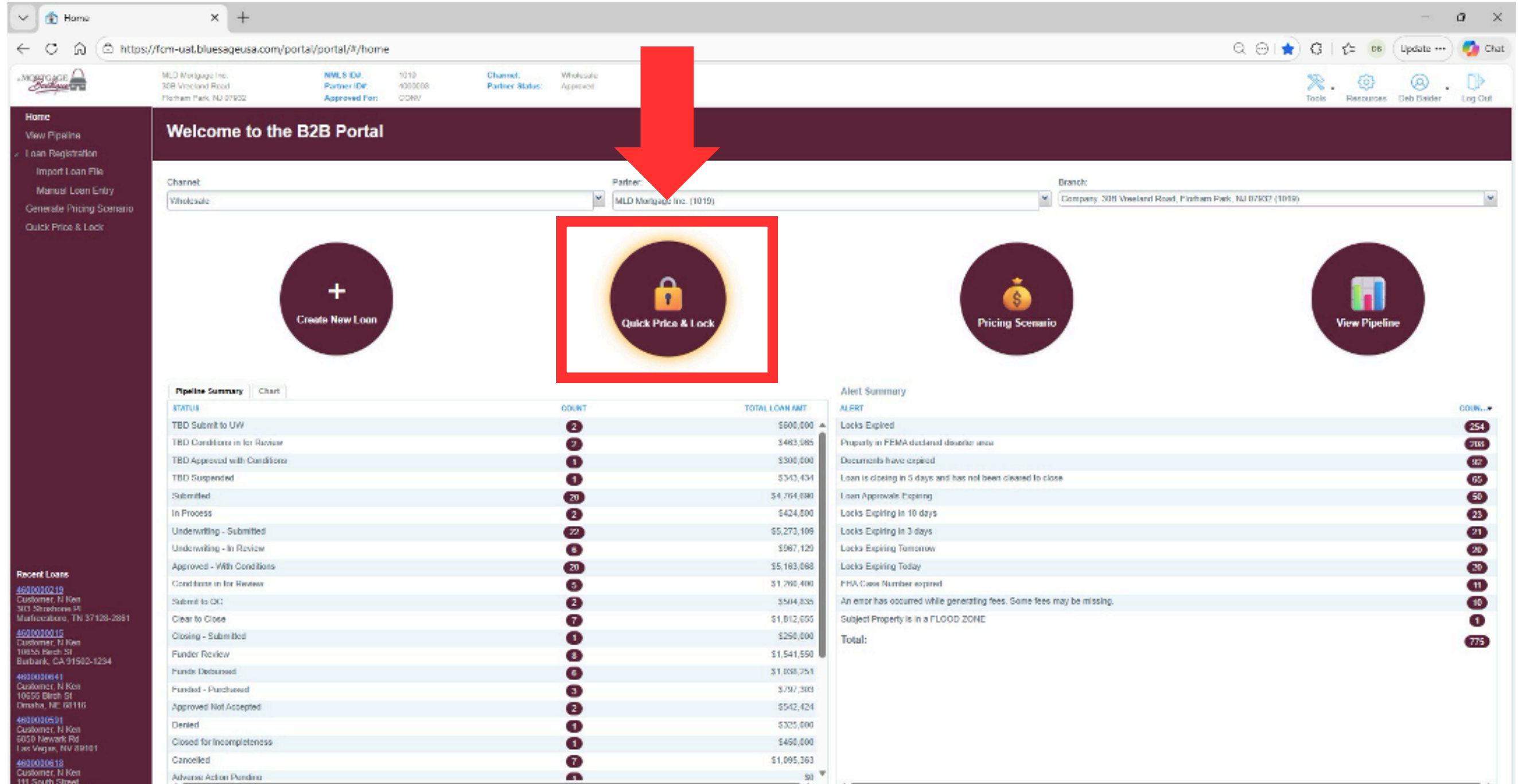
ALERT	COUNT
Locks Expired	254
Property in FEMA declared disaster area	208
Documents have expired	92
Loan is closing in 5 days and has not been cleared to close	65
Loan Approvals Expiring	50
Locks Expiring in 10 days	23
Locks Expiring in 3 days	21
Locks Expiring Tomorrow	20
Locks Expiring Today	20
FHA Case Number expired	11
An error has occurred while generating fees. Some fees may be missing.	10
Subject Property is in a FLOOD ZONE	1
Total:	775

Recent Loans

- 4600000274 Customer, N Ken 100 Main Street Burbank, CA 91502-1234
- 4600000262 Customer, N Ken 123 Main Street Burbank, CA 91502-1234
- 4600000001 Firstimer, Alice 14994 Elm St Knoxville, TN 37928
- 2000000001 Customer, Test Broker Ken

Broker Portal Overview

Quick price and lock, This option lets you quickly price a loan and lock it in if you decide to move forward.



The screenshot shows the B2B Portal interface. At the top, there's a navigation bar with 'Home', 'Tools', 'Resources', 'Get Dealer', and 'Log Out'. Below that, a 'Welcome to the B2B Portal' banner is visible. The main content area features four large circular buttons: 'Create New Loan', 'Quick Price & Lock' (highlighted with a red box and a red arrow), 'Pricing Scenario', and 'View Pipeline'. Below these buttons are two summary tables: 'Pipeline Summary' and 'Alert Summary'.

STATUS	COUNT	TOTAL LOAN AMT
TBD Submit to UV	2	\$600,000
TBD Conditions in for Review	7	\$483,585
TBD Approval with Conditions	1	\$300,000
TBD Suspended	1	\$343,434
Submitted	20	\$4,764,080
In Process	2	\$424,800
Underwriting - Submitted	22	\$5,273,109
Underwriting - In Review	6	\$967,129
Approved - With Conditions	20	\$5,163,068
Conditions in for Review	5	\$1,790,400
Submit to CK	2	\$504,835
Clear to Close	7	\$1,612,005
Closing - Submitted	1	\$250,000
Funder Review	8	\$1,541,590
Funds Disbursed	6	\$1,038,754
Funded - Purchased	3	\$797,303
Approved Not Accepted	2	\$542,424
Denied	1	\$325,000
Closed for Incompleteness	1	\$450,000
Cancelled	7	\$1,095,363
Adverse Action Pending	1	\$0

ALERT	COUNT
Locks Expired	254
Property in FEMA declared disaster area	786
Documents have expired	92
Loan is closing in 5 days and has not been cleared to close	65
Loan Approval Expiring	50
Locks Expiring in 10 days	23
Locks Expiring in 3 days	21
Locks Expiring Tomorrow	20
Locks Expiring Today	20
FHA Case Number expired	11
An error has occurred while generating fees. Some fees may be missing.	10
Subject Property is in a FLOOD ZONE	1
Total:	775

Broker Portal Overview



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Please Note* The quick pricer may only be used to lock Conditional and Government Loans.

The screenshot shows a web browser window with the URL <https://fcm-us1.bluesageusa.com/portal/portal/#/quick-pricer>. The page features a dark sidebar on the left with navigation options: Home, View Pipeline, Loan Registration, Import Loan File, Manual Loan Entry, Generate Pricing Scenario, and Quick Price & Lock. The main content area is titled "Rate Finder" and contains several input fields for loan details. Below this is an "Additional Details" section with more input fields. A "GET PRICING" button is located at the bottom right of the form. The top of the page includes a header with company information and user status.

Rate Finder

Purchase/Market Value: Documentation Type: Full Documentation Credit Score:
Loan Amount: Property Type: Detached Occupancy: Primary Residence
Loan Purpose: Purchase Reference Purpose: Reference Type:
Property Zip: State/County: No. Units:
Lock Term: 30 Day Rate Lock LTV: CLTV: Loan Type: CONV FHA VA USDA

Additional Details

Amortization Type: ARM Fixed Amortization Term: 30 ARM Term:
Mortgage Insurance: Subordinate Lien Amount: Comp Method: Lender Paid
Impounds: Yes Financed Mill/Funding Fee: First Time Buyer: No
Fee Bought: No Total Loan Amount: Self Employed: No
Desired Rate:

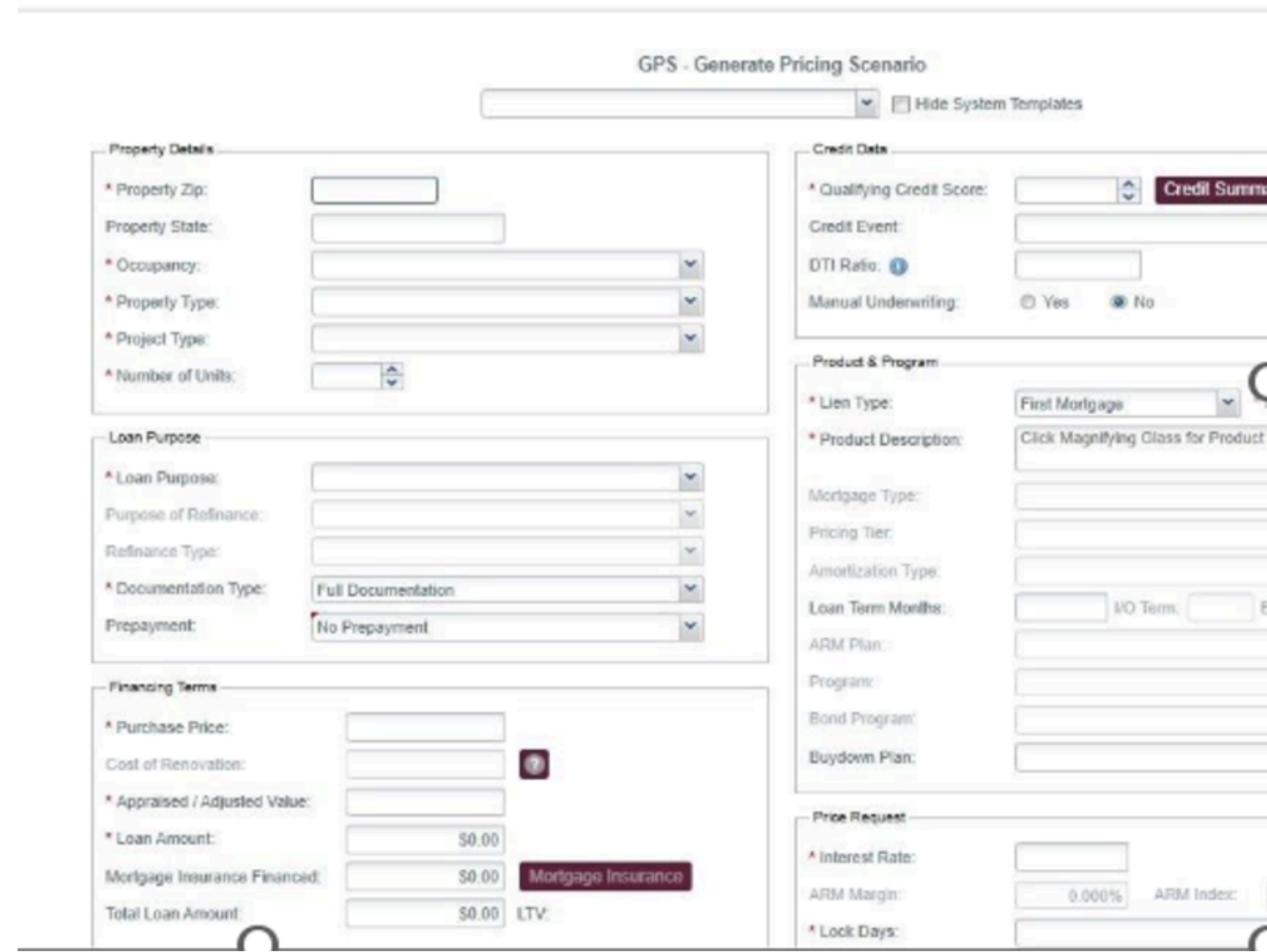
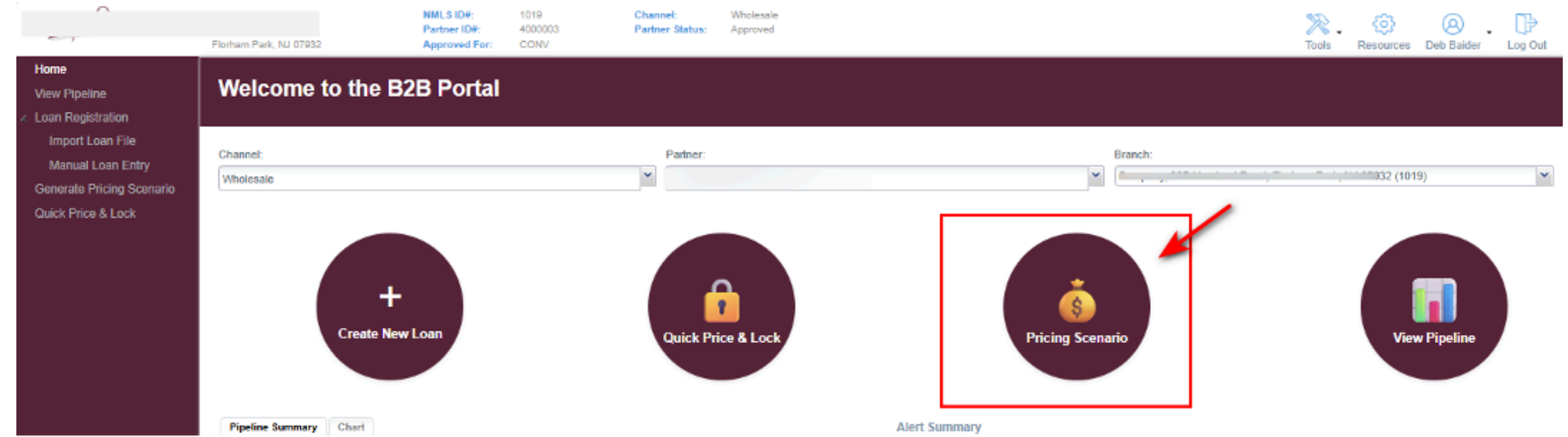
GET PRICING

Recent Loans

- 4620020218
Customer, N Ken
501 Stradmore Pl
Marietta, TN 37128-2881
- 46200200112
Customer, N Ken
10950 Birch St
Burbank, CA 91502-1294
- 4820030641
Customer, N Ken
10555 Birch St
Omaha, NE 68116
- 4820030591
Customer, N Ken
5030 Nework Rd
Las Vegas, NV 89101
- 4820030618

Broker Portal Overview

The pricing scenario option is where you can generate a pricing scenario. This option is typically used for Non-QM loans or loans with unique details.



Broker Portal Overview



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Upon opening a file, a status tracker will be displayed. Completed stages will change from gray to green, while the current stage will be highlighted in blue.

Status Tracker

Channel: Wholesale
Partner Status: Approved

Approved - With Conditions
Loan Purpose: Purchase
Total Loan Amount: \$215,000.00
Preview Docs

Firsttimer, Alice
Product: HomeReady
Loan Amount: \$215,000.00
Property: 14994 Elm St
Interest Rate: 6.500%
Program: HomeReady
Knoxville, TN 37928
Occupancy: Primary Residence
Ratios: 35.62% / 35.62%

Registration Application Underwriting **Approved** Closing Funding

Loan Conditions

Required Type: Status: Clear Filter Show Outstanding Show Condition Details

DESCRIPTION	STATUS	RESPONSIBLE PARTY	CONDITION ASSIGN
Prior To Funding			
Funds to close paid by the borrower at closing cannot exceed \$ [ENTER_AMT_CLOSING] without returning to underwriter and rerun findings	Open	Closer/Funder	
Loan is closing with a Power of Attorney (POA)	Open	Closer/Funder	
Closer to rep and warrant compliance with Investor requirements with regard to real estate sales commission limits of 8% maximum	Open	Closer/Funder	
Extension required if not closing by:	Open	Closer/Funder	
Dec page to include: Effective on date of closing, borrower name, property address, loan number, proper mortgagee clause and evidence sufficient coverage OR contain a replacement cost estimate	Open	Closer/Funder	
Must be signed on the day of closing	Open	Closer/Funder	
Perform and document a verbal verification of employment for each borrower within 10 business days prior to the note date for all borrowers not using self-employment income for qualifying, and within 30 calendar days prior to the note date for all borrowers using self-employment income for qualifying.	Open	Processor	

Broker Portal Overview



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Selecting options from the Left Column:

The screenshot shows the B2B Portal interface. On the left, a navigation menu is visible with options: Home, View Pipeline, Loan Registration, Import Loan File, Manual Loan Entry, Generate Pricing Scenario, and Quick Price & Lock. The 'Home' option is highlighted with an orange circle. The main content area displays 'Welcome to the B2B Portal' and includes dropdown menus for 'Channel' (set to Wholesale) and 'Partner' (set to MLD Mortgage Inc. (1019)). Below these are two large circular buttons: 'Create New Loan' and 'Quick Price & Lock'. At the bottom, there is a 'Pipeline Summary' table and an 'Alert Summary' section.

MLD Mortgage Inc.
308 Vreeland Road
Florham Park, NJ 07932

NMLS ID#: 1010
Partner ID#: 4000003
Approved For: CONV

Channel: Wholesale
Partner Status: Approved

Welcome to the B2B Portal

Channel: Wholesale Partner: MLD Mortgage Inc. (1019)

Create New Loan

Quick Price & Lock

STATUS	COUNT	TOTAL LOAN AMT
TBD Submit to UW	2	\$600,000
TBD Conditions in for Review	2	\$463,965
TBD Approved with Conditions	1	\$300,000
TBD Suspended	1	\$343,434
Submitted	20	\$4,764,690
In Process	2	\$424,800
Underwriting - Submitted	22	\$5,273,109
Underwriting - In Review	6	\$967,129

Alert Summary

ALERT

- Locks Expir
- Property in
- Documents
- Loan is clos
- Loan Appro
- Locks Expir
- Locks Expir
- Locks Expir

Broker Portal Overview



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The View Pipeline section in the left column displays all loans and allows you to sort and filter using specific criteria.

MLD Mortgage Inc.
30B Woodland Road
Florham Park, NJ 07932

NMLS ID#: 1019
Partner ID#: 4000008
Approved For: CDMV

Channel: Wholesale
Partner Status: Approved

Navigation Menu:
Home
View Pipeline
Loan Registration
Import Loan File
Manual Loan Entry
Generate Pricing Scenario
Quick Price & Lock

Search Filters:
Loan Search Period: 6 Months
Status Group: Active Loans
Last Name:
Lender/Seller Loan Number:
Loan Purpose:
Case File Id:
Search

LOAN NUMBER	BORROWER	OCCUPANCY	LOAN PURPOSE	PRODUCT	PROGRAM	LOAN STATUS	LOAN STATUS DATE	LOAN AMOUNT	PROPERTY TYPE	LOAN DATE
460000015	Customer, Ken N. JR	Primary Residence	Purchase	FNMA 30yr Fixed > 275K		Submit for Manual Disclosures	11/14/2025	\$300,000.00	Manufactured Home	5/30/24
460000017	Duckett, William R.	Primary Residence	Purchase	FHA 30 Year Fixed		Submit for Manual Disclosures	11/14/2025	\$382,938.00	Condominium	
460000055	America, Andy	Primary Residence	Refinance	Conforming Fixed 30 Year		Submit for Manual Disclosures	11/14/2025	\$250,400.00	Detached	
460000074	Customer, Ken JR.	Primary Residence	Purchase	California IIIA Conventional 30-year fixed		Submit for Manual Disclosures	11/14/2025	\$300,000.00	Attached	
460000203	Firstimer, Alice	Primary Residence	Purchase	FNMA 30yr Fixed Max 350K		Submit for Manual Disclosures	1/28/2028	\$350,000.00	Detached	
460000206	Customer, Ken N. JR	Primary Residence	Purchase	FNMA 30yr Fixed Max 250K		Funder Review	11/12/2025	\$250,000.00	Detached	8/21/24
460000274	Customer, Ken N. JR	Primary	Purchase	HomeZero FHA 30		Approved - With	12/29/2025	\$300,000.00	Attached	12/29/24

Broker Portal Overview



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Select Loan Registration to import a new loan by uploading a 3.4 file or adding your AUS IDs

MLD Mortgage Inc. 308 Vreeland Road Florham Park, NJ 07932

NMLS ID#: 1019
Partner ID#: 4000003
Approved For: CONY

Channel: Wholesale
Partner Status: Approved

Home
View Pipeline
Loan Registration
Import Loan File
Manual Loan Entry
Generate Pricing Scenario
Quick Price & Lock

Lender Loan Number: Lock Expiration: Loan Status: Borrower Name: Subject Property: LTV/CLTV: Loan Purpose: Product: Interest Rate: Occupancy: Total Loan Amount: Loan Amount: Program: Ratios:

Loan Search Period: Status Group: Last Name: Lender/Seller Loan Number: Loan Purpose: Case File Id:

6 Months Active Loans Search

LOAN NUMBER	BORROWER	OCCUPANCY	LOAN PURPOSE	PRODUCT	PROGRAM	LOAN STATUS	LOAN STATUS DATE	LOAN AMOUNT	PROPERTY TYPE
4600000015	Customer, Ken N. JR	Primary Residence	Purchase	FNMA 30yr Fixed > 275K		Submit for Manual Disclosures	11/14/2025	\$300,000.00	Manufactured Home
4800000017	Duckett, William R.	Primary Residence	Purchase	FHA 30 Year Fixed		Submit for Manual Disclosures	11/14/2025	\$382,936.00	Condominium
4800000055	America, Andy	Primary Residence	Refinance	Conforming Fixed 30 Year		Submit for Manual Disclosures	11/14/2025	\$250,400.00	Detached
4600000074	Customer, Ken JR	Primary Residence	Purchase	California HFA Conventional 30-year fixed		Submit for Manual Disclosures	11/14/2025	\$300,000.00	Attached
4800000203	Firsttime, Alice	Primary Residence	Purchase	FNMA 30yr Fixed Max 350K		Submit for Manual Disclosures	1/28/2026	\$350,000.00	Detached
4800000208	Customer, Ken N. JR	Primary Residence	Purchase	FNMA 30yr Fixed Max 250K		Funder Review	11/12/2025	\$250,000.00	Detached

MLD Mortgage Inc. 308 Vreeland Road Florham Park, NJ 07932

NMLS ID#: 1019
Partner ID#: 4000003
Approved For: CONY

Channel: Wholesale
Partner Status: Approved

Home
View Pipeline
Loan Registration
Import Loan File
Manual Loan Entry
Generate Pricing Scenario
Quick Price & Lock

Type: Fannie Mae Case File #:

AUS Submission Retrieve Case File

MISMO 3.4 Submission File Location: Browse

Proceed Cancel

Broker Portal Overview



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To manually upload a loan, choose Manual Loan Entry from the left column.

Mortgage Boutique
MLO Mortgage Inc.
308 Woodland Road
Florham Park, NJ 07932

NMLS ID#: 1019
Partner ID#: 4000008
Approved For: CONY

Channel: Wholesale
Partner Status: Approved

Transaction ID:

* Your Loan Number:

* MLO Name:

* MLO NMLS ID:

MLO Email:

MLO Phone Number:

* Loan Application Date:

* Settlement Date (Est):

* Credit Order Consent Date:

First Payment Due Date:

MLO State License:

Emerging Banker: Yes No

Process Information

Number of Borrowers: One Two Three Four

New Borrower

Primary Borrower

* First, Middle, Last, Name Suffix, Marital:

First

Middle (optional)

Last

Name Suffix (optional)

US Citizen

First Time Home Buyer:

Self Employed:

Contact Details

Borrower Group **Must register and/or save any new borrower data prior to Borrower grouping button being enabled.**

Property Information

Credit Data

Broker Portal Overview



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Select Generate Pricing Scenario to access the pricing scenario tool for Non-QM loans. Quick Price and Lock to access our Quick Pricer for standard Conventional, FHA, VA, and USDA loans, with the option to Quick Lock.

GPS - Generate Pricing Scenario

MLD Mortgage Inc.
30B Woodland Road
Florham Park, NJ 07932

NMLS ID#: 1019
Partner ID#: 4000008
Approved For: CONW

Channel: Wholesale
Partner Status: Approved

Home
View Pipeline
Loan Registration
Import Loan File
Manual Loan Entry
Generate Pricing Scenario
Quick Price & Lock

Recent Loans
460000001
Firsttime: Alice

Property Details

- * Property Zip: []
- Property State: []
- * Occupancy: []
- * Property Type: []
- * Project Type: []
- * Number of Units: []

Loan Purpose

- * Loan Purpose: []
- Purpose of Refinance: []
- Refinance Type: []
- * Documentation Type: Full Documentation
- Prepayment: No Prepayment

Financing Terms

- * Purchase Price: []
- Cost of Renovation: []
- * Appraised / Adjusted Value: []
- * Loan Amount: [] \$0.00
- Mortgage Insurance Financed: [] \$0.00 **Mortgage Insurance**
- Total Loan Amount: [] \$0.00 LTV: []

Credit Data

- * Qualifying Credit Score: [] **Credit Summary**
- Credit Event: []
- DTI Ratio: []
- Manual Underwriting: Yes No

Product & Program

- * Lien Type: First Mortgage
- * Product Description: Click Magnifying Glass for Product
- Mortgage Type: []
- Pricing Tier: []
- Amortization Type: []
- Loan Term Months: [] IO Term: [] B
- ARM Plan: []
- Program: []
- Bond Program: []
- Buydown Plan: []

Price Request

- * Interest Rate: []
- ARM Margin: [] 0.000% ARM Index: []
- * Lock Days: []

Broker Portal Overview