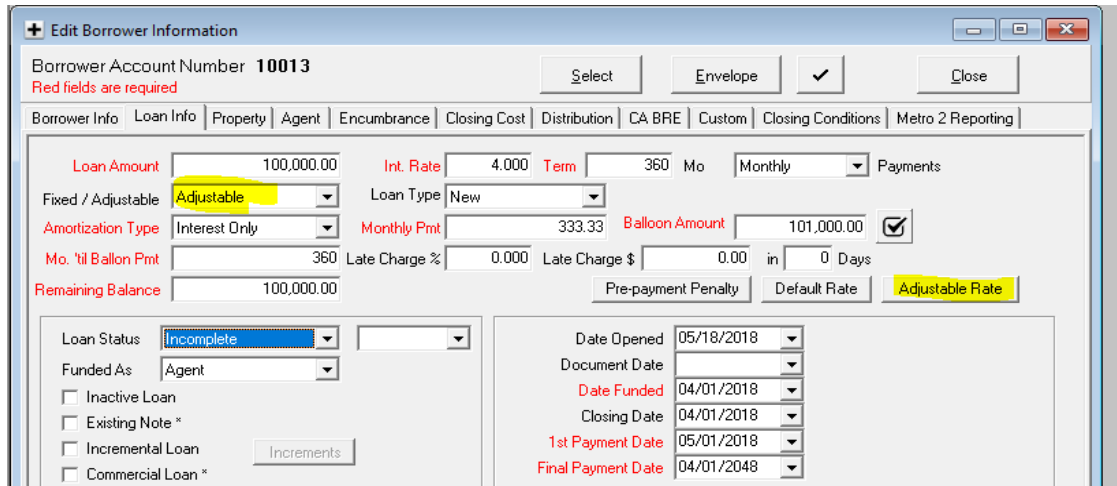


# Mortgage+Care

## Adjustable Rate Loan Setup

Steps to creating an adjustable rate loan in Mortgage+Care:

1. Create a new loan or select an existing loan. Under the "Loan Info" tab, click the "Fixed / Adjustable" box and choose "Adjustable." Once "Adjustable" is selected, an "Adjustable Rate" button will appear on the right side of the window. Click this button.



**Edit Borrower Information**

Borrower Account Number **10013**

Red fields are required

Borrower Info | **Loan Info** | Property | Agent | Encumbrance | Closing Cost | Distribution | CA BRE | Custom | Closing Conditions | Metro 2 Reporting

Loan Amount: 100,000.00 | Int. Rate: 4.000 | Term: 360 Mo | Monthly | Payments

Fixed / Adjustable: **Adjustable** | Loan Type: New

Amortization Type: Interest Only | Monthly Pmt: 333.33 | Balloon Amount: 101,000.00

Mo. 'til Balloon Pmt: 360 | Late Charge %: 0.000 | Late Charge \$: 0.00 in 0 Days

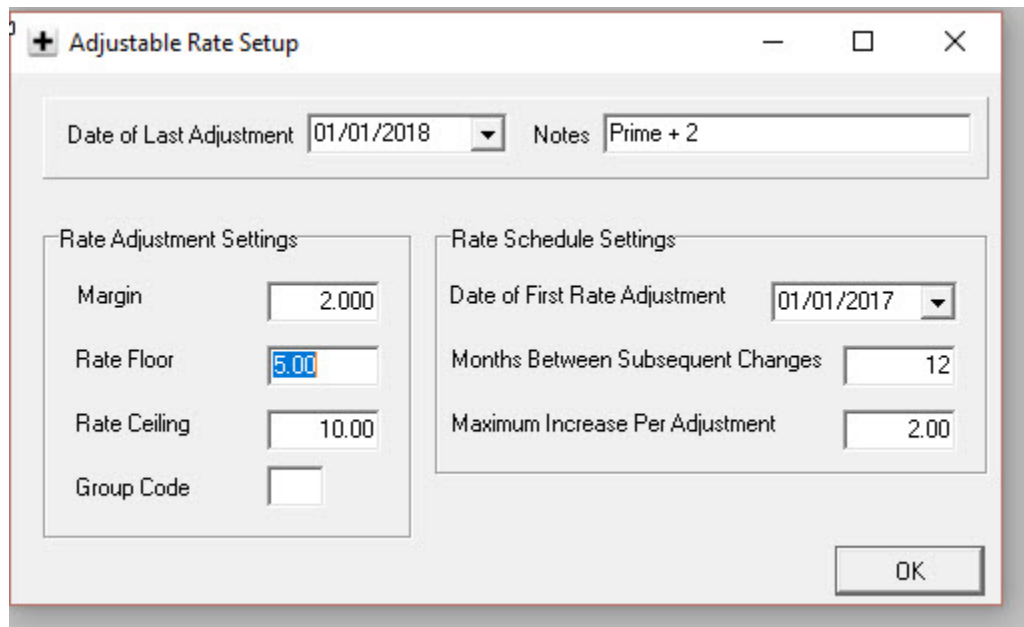
Remaining Balance: 100,000.00

Pre-payment Penalty | Default Rate | **Adjustable Rate**

Loan Status: Incomplete | Funded As: Agent

Inactive Loan  
 Existing Note \*  
 Incremental Loan  
 Commercial Loan \*

Date Opened: 05/18/2018 | Document Date: | Date Funded: 04/01/2018 | Closing Date: 04/01/2018 | 1st Payment Date: 05/01/2018 | Final Payment Date: 04/01/2048



**Adjustable Rate Setup**

Date of Last Adjustment: 01/01/2018 | Notes: Prime + 2

**Rate Adjustment Settings**

Margin: 2.000  
Rate Floor: 5.00  
Rate Ceiling: 10.00  
Group Code:

**Rate Schedule Settings**

Date of First Rate Adjustment: 01/01/2017  
Months Between Subsequent Changes: 12  
Maximum Increase Per Adjustment: 2.00

OK

2. Date of Last Adjustment will be adjusted automatically by the software.

Enter the requested information in the following fields:

- Notes – Optional info.
- Margin - The amount to be added to the index rate.
- Rate Floor – Minimum interest rate to be charged.
- Rate Ceiling – Maximum interest rate to be charged.
- Group Code – Used to segregate loans for updating utility.
- Date of First Rate Adjustment – Initial rate change.
- Months Between Subsequent Changes – How often the rate changes.
- Maximum Increase Per Adjustment – Limits increase for the next adjustment.

Click OK when completed.

3. To use the Rate Adjustment Utility:

- Go to Utilities -> Setup -> “Advanced” tab
- Locate the “Include Prime Plus Utility” box under the “Advanced” tab (see below). Enter “Y” for yes. This will allow you to adjust rates on adjustable rate loans when the market index changes.

Show Tasks at startup.....	<input type="checkbox"/>	Include California Features.....	Y
Crystal delinquency reports.....	<input type="checkbox"/>	Expanded Webmc Fields.....	<input type="checkbox"/>
<b>Include Prime Plus Utility.....</b>	<b>Y</b>	Servicing Company.....	<input type="checkbox"/>
Include Inventory Utility.....	L	Always show adjustment date.....	<input type="checkbox"/>
Modified Speed Buttons .....	<input type="checkbox"/>	Compute Serv Fees off Loan Amt.....	<input type="checkbox"/>
Borrower Lookup by Name.....	<input type="checkbox"/>	Save last backup location.....	<input type="checkbox"/>
		Deposit date and hold date auto-fill.....	<input type="checkbox"/>

- Exit and restart Mortgage Care.

4. Whenever the market index needs to be adjusted, the new index rate must be input into Mortgage Care.:

- Go to: Utilities -> Set Adjustable Rates

**Set Adjustable Rates**

This utility will reset the interest rate on all of your adjustable loans in a GROUP CODE based on the new index rate.  
Margin amounts are set per loan.  
Be sure to backup first. This process is NOT REVERSABLE.

Group Code

New Index Rate

Update Adjustment Date

- Enter the new index rate
- Group Code can be used to separate loans that will be updated. Codes must match the borrower’s code.
- Check the “Update Adjustment Date” box to have the utility update the borrower record.

First run the Report to view all loans with adjustable rates (the data in this report gives a breakdown of the current rate and payment figures. It does not give info on the new payment figures from the change in the index rate).

Next Click "Backup" to backup your database (recommended).

Click "Set Rate" button when you are ready to initiate the rate change for all adjustable rate loans.

To view all adjustable rate loans with the newly updated rates, re-click the "Report" button again. This report will now give a breakdown of the rates that the loans have been adjusted.