



QM Reporting

Understanding the QM/Point relationship



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Calyx Software

6475 Camden Avenue, Suite 207
San Jose, CA 95120

Corporate Office: (408) 997-5525
Support: (800) 342-2599
Sales: (800) 362-2599

QM report results

The following tables show how QM report results are derived.

Requested by, NMLS, User Name, Borrower/CoBorrower, Subject Property

QM report data	Description/location	
Requested by	<i>Company information.</i>	Loan Application, page 4
NMLS #	<i>Company information.</i>	Loan Application, page 4
User Name	Name of user logged into Point.	
Borrower/CoBorrower	<i>Name</i> fields.	Borrower Information screen
Credit Score (<i>nnn nnn nnn</i>)*	Credit scores are imported from the borrower's credit report if credit was run in Point.	
<i>Note: Although you can enter credit scores in Point manually, the credit score for QM is retrieved from the actual report.</i>		
Application Date	<i>Interview Date</i> field.	Loan Application, page 4
Lender Loan No	<i>Lender Case Number</i> field.	Loan Application, page 1
LSC Casefile ID	Generated when QM report is run.	
Subject Property	<i>Subject Property</i> section.	Loan Application, page 1
Subject Property Type	<i>Property Type</i> field.	Loan Application, page 1
Subject Property Status	Property will be check boxes.	Loan Application, page 1

Requested Terms

QM report data	Description/location	
Base Loan Amt	<i>Loan Amount</i> field.	Loan Application, page 1
Note Loan Amt	<i>Loan Amount</i> field + <i>PMI, MIP financed</i> field.	Loan Application, pages 1 and 4, respectively
LTV/CLTV	Borrower Information, Loan Application, pages 1, 3, and 4	
LTV	USDA purchase loans: Note Loan Amt/lessor of <i>Appraised Value</i> and <i>Sales Price</i> fields. USDA refinance loans: Note Loan Amt/ <i>Appraised Value</i> . Non-USDA purchase loans: Base Loan Amt/lessor of <i>Appraised Value</i> and <i>Sales Price</i> . Non-USDA refinance loans: Base Loan Amt/ <i>Appraised Value</i> .	

Requested Terms (Continued)

QM report data	Description/location	
CLTV	USDA purchase loans: Note Loan Amt + subject property real estate owned liability balance + <i>Subordinate financing</i> (line j) field/lessor of <i>Appraised Value</i> and <i>Sales Price</i> . USDA refinance loans: Note Loan Amt + subject property real estate owned liability balance + <i>Subordinate financing</i> (line j) field/ <i>Appraised Value</i> . Non-USDA purchase loans Base Loan Amt + subject property real estate owned liability balance + <i>Subordinate financing</i> (line j) field/lessor of <i>Appraised Value</i> and <i>Sales Price</i> . Non-USDA refinance loans: Base Loan Amt + subject property real estate owned liability balance + <i>Subordinate financing</i> (line j) field/ <i>Appraised Value</i> .	
Note Rate	<i>Note Rate</i> field.	Loan Application, page 1
Loan Type	Amortization Type check boxes.	Loan Application, page 1
Type of Refi	Refinance Type dropdown list.	Fannie Mae > Government
Applicable when:	Loan Type = VA or FHA Purpose of Loan = Cash-Out Refi or No Cash-Out Refi	
Amort Term	<i>Term mths</i> field.	Loan Application, page 1
Maturity Term	<i>Due In mths</i> field.	Loan Application, page 1
Purpose	Purpose of Loan check boxes.	Loan Application, page 1
Purpose of Refi	Purpose of Refinance dropdown list.	Loan Application, page 1
Lien Pos	Property will be check boxes.	Loan Application, page 1

QM Assessment

QM report data	Description/location	
This loan was evaluated against QM Type	Determined based on the QM Requirements used to assess the loan.	
QM Requirements	The following points are checked to assess the loan, where applicable. If any tests fail, loan is non-QM.	
Max Points & Fees QM types: General, Agency, Balloon, Small Creditor	Summary of Points and Fees Cap section.	
General QM DTI ≤ 43 QM type: General	Same DTI as in Monthly Payments and Ratios section.	
Max Loan Amount Test QM types: General, Agency	Loan limits for subject property county are compared to base loan amount. Note Loan Amount is used for conventional loans, Base Loan Amount is used for FHA loans.	
Loan term ≤ 30 years QM types: General, Agency, Small Creditor	Amortization term (<i>Term mths</i> field) divided by 12.	Loan Application, page 1
No Balloon Payments QM types: General, Agency, Small Creditor	Amort Term (<i>Term mths</i> field) and Maturity Term (<i>Due In mths</i> field) must match.	Loan Application, page 1

QM Assessment (Continued)

QM report data	Description/location
No Negative Amort QM types: General, Agency, Balloon, Small Creditor	<i>Recast Pd/Stop</i> field. Amortization Schedule, Payment Adjustments section
No Interest-Only QM types: General, Agency, Balloon, Small Creditor	<i>Interest Only During Initial Pmt Rate Period</i> field = unselected. Amortization Schedule, Payment Adjustments section If indicator is selected, loan will fail QM assessment.
Agency Eligible QM type: Agency	<i>Recommendation</i> type. Banker > Underwriting DO/DU has precedence over LP when both have the same result. LP is used when LP has better result than DO/DU. If agency is unknown, result is Warning/Run AUS.
Amort Type QM type: Balloon	Amortization Type check box = Fixed Rate . Loan Application, page 1
Maturity Term QM type: Balloon	<i>Due in mths</i> field must equal between 60 and 360 years. Loan Application, page 1
Liability Protection was based on	
Lock Date	<i>Registered Date</i> field. Registration & Rate Lock screen
Amort Type	Amortization Type check boxes. Loan Application, page 1
Maturity Term	<i>Due In mths</i> field. Loan Application, page 1
APOR	<ul style="list-style-type: none"> Fixed loan: Lock Date, Lien Position, and Maturity Term are used to determine APOR. ARM loan: Lock Date, Lien Position, and 1st adj are used to determine APOR.
<i>Note: APOR tables are updated on Mondays, if lock does not occur on a Monday, APOR date and Lock Date will differ.</i>	
Lien Position	Property will be check boxes. Loan Application, page 1
Safe Harbor Threshold	Greater than APR = Safe harbor Less than APR = Rebuttable presumption
HPML Threshold	Greater than APR = Non- HPML Less than APR = HPML

Points and Fees Analysis

QM report data	Description/location
Total Loan Amount	
TIL Amount Financed	<i>Amount Financed</i> field. Amortization Schedule
Fin QM Points and Fees	Included fees with the Finance check box selected. Fees Worksheet
Total Loan Amount	<i>Amount Financed</i> field minus Fin QM Points and Fees.
Points & Fees Cap	
Note Loan Amount	<i>Loan Amount</i> + PMI, MIP financed (line n) fields. Loan Application, pages 1 and 4, respectively

Points and Fees Analysis (Continued)

QM report data	Description/location
QM Points & Fees Cap	<p>If Interview Date field (loan application date) is before January 1, 2015:</p> <ul style="list-style-type: none"> If Note Loan amount \geq \$100,000, then 3% If $\\$60,000 \leq$ Note Loan Amount $<$ \$100,000, then 3,000 If $\\$20,000 \leq$ Note Loan Amount $<$ \$60,000, then 5% If $\\$12,500 \leq$ Note Loan Amount $<$ \$20,000, then \$1,000 If Note Loan Amount $<$ \$12,500, then 8% <p>If Interview Date field (loan application date) is on or after January 1, 2015:</p> <ul style="list-style-type: none"> If Note Loan amount \geq \$101,953, then 3% If $\\$61,172 \leq$ Note Loan Amount $<$ \$101,953, then \$3,059 If $\\$20,391 \leq$ Note Loan Amount $<$ \$61,172, then 5% If $\\$12,744 \leq$ Note Loan Amount $<$ \$20,391, then \$1,020 If Note Loan Amount $<$ \$12,744, then 8%
Total Loan Amount	<i>Amount Financed</i> field minus Fin QM Points and Fees.
Max QM Points & Fees	QM Points & Fees Cap multiplied by Total Loan Amount (<i>Amount Financed</i> field).
Total QM Points & Fees	All fees listed in Included QM Points and fees below (total).
Points & Fees Cushion Points & Fees Exceeded By (when a negative value)	The difference between Max QM Points & Fees and Total QM Points & Fees.
Discount Points Exclusion	
Starting Adjusted Rate	<i>Starting Adjusted Rate</i> field. Fees Worksheet, block 2
APOR	<ul style="list-style-type: none"> Fixed loan: Lock Date and Lien Position used to determine APOR. ARM loan: Lock Date, Lien Position, and 1st adj are used to determine APOR.
Percentage Above APOR	<i>Starting Adjusted Rate</i> field minus APOR. Allowable exclusion is 0, 1, or 2, depending on the result.
Allowable Exclusion	<ul style="list-style-type: none"> If $0 \leq$ Percentage Above APOR ≤ 1, then exclude up to 2% and include above 2% If $1 <$ Percentage Above APOR ≤ 2, then exclude up to 1% and include above 1% If $2 >$ Percentage Above APOR, then include all
Starting Adjusted Rate	<i>Starting Adjusted Rate</i> field. Fees Worksheet, block 2
Note Rate	<i>Note Rate</i> field. Loan Application, page 1
Interest Rate Reduction	Starting Adjusted Rate minus Note Rate.
Discount Points Charged	<i>Loan Discount %</i> field. Fees Worksheet, block 2
Discount/Rebate at Start Rate	<i>Discount/Rebate for Starting Rate</i> field. Fees Worksheet, block 2
Eligible Discount Points	Discount Points Charged minus Discount/Rebate at Start Rate. If negative value, then 0.
Line 802 Required Points at Start Rate	Included as a fee when Discount/Rebate at Start Rate is a positive value.

Included/Excluded QM Points & Fees

QM report data	Description/location
HUD#	Point, HUD numbers are hard-coded.
Prior Loan Prepayment Penalty	<i>Prepay Penalty Amount</i> field. State Specific Information
Maximum Prepayment Penalty	Loan Has Prepayment Penalty check box is selected. Good Faith Estimate
Line 902 Non-Refundable Upfront PMI Refundable Upfront PMI Applicable when: Loan Type = Conventional	Refundable Type dropdown list: PMI/MIP/FF/USDA dialog box <ul style="list-style-type: none"> • <i>Not Refundable</i>: all included. • <i>Refundable with limits</i>: up to 1.75% can be excluded • <i>Refundable</i>: all excluded
Fee Type	Fees on Fees Worksheet. Fees on blocks 1 through 8 are mapped, user-defined fees are listed as <i>Other</i> with the entry in parentheses.
Paid to	Paid To dropdown list. Paid to does not map for blocks 9, 10, 11, shows as <i>Other</i> . Fees that are Paid to Affiliate , X is indicated in Affiliate column and name printed, if entered. Does not print Affiliate name for blocks 9, 10, 11. Fees in block 10 are always paid to Lender.
PFC, POC, Fin	Indicates fee type selection (PFC , POC , or FIN check box on Fees Worksheet).
Paid By	Paid By dropdown list. Fees Worksheet

QM Qual Rate/AUS Results

QM report data	Description/location
QM Qual Rate	When the report is a General QM, Small Creditor QM, or Balloon QM.
AUS Results	When the report is an Agency QM or VA QM.
DU	<i>Fannie Mae DO/DU Recommendation</i> field. Banker > Underwriting
LP	<i>Freddie Mac LP Recommendation</i> field. Banker > Underwriting
Note rate	<i>Note Rate</i> field. Loan Application, page 1
1st Adj Cap	<i>1st Adj Cap %</i> field. Rate Adjustments Section, Amortization Schedule
1st Adj Period	<i>1st Change mths</i> field. Rate Adjustments Section, Amortization Schedule
Adj Cap	<i>Adj Cap %</i> field. Rate Adjustments Section, Amortization Schedule
Adj Period	<i>Adj Period mths</i> field. Rate Adjustments Section, Amortization Schedule
Life Adj Cap	<i>Life Cap %</i> field. Rate Adjustments Section, Amortization Schedule
Index	<i>Index %</i> field. Rate Adjustments Section, Amortization Schedule
Margin	<i>Margin %</i> field. Rate Adjustments Section, Amortization Schedule
QM Qual Rate	QM Qual Rate: The theoretical highest rate, after comparing all variables, in the first 5 years of the loan.

QM Qual Rate/AUS Results (Continued)

QM report data	Description/location
AUS	AUS Qual Rate: <i>Qual Rate</i> field. Amortization Schedule
Monthly Payment	Monthly Payment based on Qual Rate or QM Qual Rate. When loan is General QM, Small Creditor QM, or Balloon QM, DTI might differ from Point.

Monthly Payments and Ratios

QM report data	Description/location
First Mortgage P & I Monthly MIP HOA Fees Second Mortgage P & I Hazard Insurance Taxes & Special Assessments Other	When the property is owner-occupied (Occupancy check box = Primary), these values are mapped from the applicable <i>Present</i> or <i>Proposed</i> housing expense. When the property is a second home or investment property (Occupancy check box = Secondary or Investment), the values in the <i>Present</i> column are used.
Primary Housing Expenses	When the property is owner occupied (Occupancy check box = Primary), this value is calculated by adding the applicable combination of <i>Present</i> and <i>Proposed</i> housing expenses to the <i>Monthly Payment</i> amount. When the property is a second home or investment property (Occupancy check box = Secondary or Investment), the <i>Present</i> housing expenses are added to the <i>Monthly Payment</i> amount.
Housing Ratio	Primary Housing Expenses/ <i>Total</i> income. Loan Application, page 2
Total Fixed Payment	Total of all liabilities, housing expenses, and other monthly expenses.
DTI	Total Fixed Payment/ <i>Total</i> income. Loan Application, page 2
Residual Income	Total Fixed Payment deducted from <i>Total</i> income. Loan Application, page 2

Funds Summary

QM report data	Description/location
Cash from/to Borrower	Calculated by QM. Can match line P on Loan Application, page 4
Cash Out	Cash to/from Borrower amount if negative value.
Amount of Gift Funds	<i>Assets Type</i> dropdown list. Checking & Savings Accounts. Loan Application, page 3
Total Closing Costs	<i>Est. Closing Costs</i> field. Loan Application, page 4
Required Funds	Same value as Cash from/to Borrower. For Purchase loans, liabilities marked to be paid off (Will be paid off (*) check box) are deducted from Cash from/to Borrower value. Edit Liability dialog box. Loan Application, page 3
Available Funds	Sum of all liquid assets. Loan Application, page 3
Reserves	Available Funds minus Required Funds.
Months Reserves	Reserves divided by <i>Proposed Monthly Housing Expenses</i> . Loan Application, page 2

Loan Details

QM report data	Description/location	
Sales Price	<i>Purchase Price</i> field.	Loan Application, page 1
Appraised Value	<i>Appraisal Value</i> field.	Borrower Information
Improvements	<i>Impvmts (b)</i> field.	Loan Application, page 1
Fee Simple	Fee Simple check box.	Loan Application, page 1
Leasehold	Leasehold check box.	Loan Application, page 1
PMI, MIP, Funding Fee	<i>PMI, MIP financed</i> field.	Loan Application, page 4
Base Loan Amount	<i>Loan Amount</i> field.	Loan Application, page 1
Note Loan Amount	<i>Loan Amount</i> field + <i>PMI, MIP financed</i> field.	Loan Application, pages 1 and 4, respectively
Subordinate Financing	<i>Subordinate financing</i> field.	Loan Application, page 4

Income Information, Liabilities, Credit Reports and Scores, Incomes, Assets

QM report data	Description/location	
Income Information	<i>Gross Monthly Income</i> section.	Loan Application, page 2
Liabilities	<i>Liabilities</i> section.	Loan Application, page 3
<i>Note: Only the Primary Borrower name is listed for liabilities when only one 1003 is used for more than one borrower. You must use additional 1003s in Point to list individual borrower liabilities separately.</i>		
Mortgages to be Paid Off	Will be paid off check box selected and Liability Type dropdown list = <i>Mortgage</i> .	Edit Liability dialog box Loan Application, page 3
Debts to be Paid Off	Will be paid off check box.	Edit Liability dialog box Loan Application, page 3
Debts to Remain	Debts that are not marked as Will be paid off or Omitted .	Edit Liability dialog box Loan Application, page 3
Debts Excluded	Omitted check box selected.	Edit Liability dialog box Loan Application, page 3
Credit Reports and Scores	Must run credit report in Point to display credit information.	
Incomes	<i>Gross Monthly Income</i> section.	Loan Application, page 2
Assets	<i>Savings & Checking Accounts</i> section.	Loan Application, page 3
<i>Note: Only the Primary Borrower name is listed for assets when only one 1003 is used for more than one borrower. You must use additional 1003s in Point to list individual borrower assets separately.</i>		