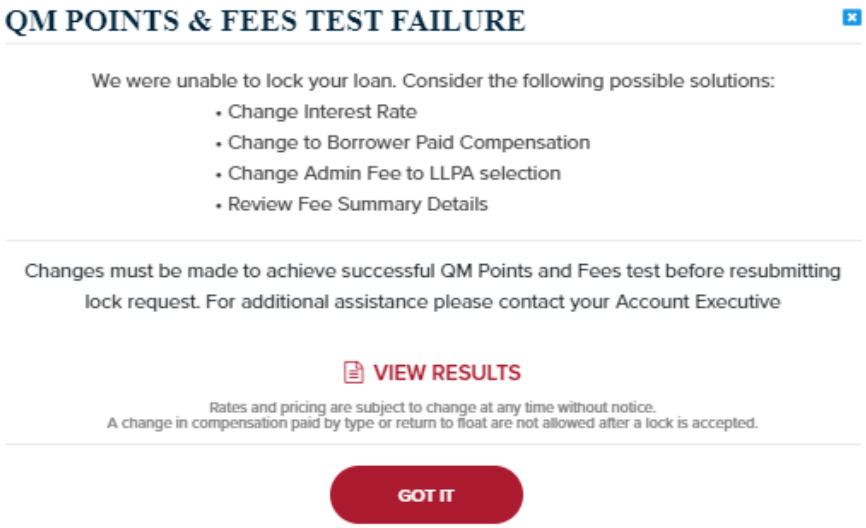
To:	All Customers	**From:**	Secondary Marketing
Date:	06/03/20	**Memo #:**	20065
Subject:	**QM Points and Fees Lock Enhancement**		

Effective Wednesday, June 3, 2020 Flagstar is pleased to announce an enhancement to tpo.flagstar.com when locking Table Funded loans. The predatory test will now be set to automatically run during the request to lock. Compliance with Lender Compensation guidelines does not allow switching between Lender Paid and Borrower Paid after the loan has been locked. This enhancement provides the opportunity to make changes or switch compensation types to pass QM Points and Fees test prior to the lock.

If there is a QM Points and Fees Test failure the below window will pop-up:



There are no changes to the process for registering/floating a loan.

This enhancement is only available on tpo.flagstar.com and not any previous platform.

If you have any questions please contact your Account Executive.