



Broker Version TPO Pipeline Manager FAQ's

How do I receive my credentials?

Broker credentials are sent by Carrington staff to the emails on file. If a broker has not received their credentials or accidentally misplaced them you should first click on "Forgot Password" and a temporary password will be sent to the email on file. If you received an error contact pipelinemanager@carringtonms.com or one of the following Carrington employees:

1. Nancy Kluender @ 949.517.6160
2. Teresa Cortez @ 949.517.5507
3. Brenda Hager @ 949.517.6188

Can I click on "Forgot Password" and have my credentials sent to me?

Yes, this is the preferred method as you will get credentials within seconds of submitting the request.

The screenshot shows the Carrington Mortgage Services website. At the top is the Carrington Mortgage Services logo. Below the logo is a navigation menu with links: Home | Loan Products | Become Approved | Broker Center | Resources & Tools. The main content area is divided into two columns. The left column has a blue header 'CONTACT INFORMATION' and contains contact details: Direct: (866) 453-2400, Email: [Send Email](#). Below this is a 'LOG IN' section with input fields for Email and Password, and a 'LOGIN' button. The right column has a 'Log In' header and input fields for Email Address and Password. Below these is a checkbox for 'Save this email address.' At the bottom of the right column are buttons for 'Login' and 'AE Login', and a link for 'Forgot Password?' which is highlighted with a red rectangular box.

Need to type your email and hit submit.



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CONTACT INFORMATION

Direct: (866) 453-2400
Email: [Send Email](#)

LOG IN

Email:
Password:

Forgot Password

Please enter the email address for the account.

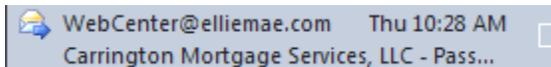
Email:

If you receive the following error when clicking submit you are not setup. For loan officers and processors the branch administrator must set them up for broker or administrator who are trying to login for the first time contact pipelinemanager@carringtonms.com.

Who emails credentials and what does the subject say?

Email comes from WebCenter@elliemae.com, Subject: **Carrington Mortgage Services, LLC – Password Reset.**

Example:



Carrington Mortgage Services, LLC - Password Reset
WebCenter@elliemae.com
You forwarded this message on 11/15/2013 10:16 AM.
Sent: Thu 11/14/2013 10:28 AM
To: Erik Quezada

Dear Erik,

Your Carrington Mortgage Services, LLC website password has been reset as indicated below:

- User Name: erik.quezada@carringtonms.com
- Temporary Password: iOEvDI19rv

[Click here to log into your account](#) using your email address and temporary password. You will be prompted to select a new password when you log in.

Thank you,

Carrington Mortgage Services, LLC

If you experience problems opening the link, copy and paste the URL below into your Web browser.
URL: <http://0784409544.secure-onlineorigination.com/TPOLogin.aspx>

Who provides credentials to my staff?

Carrington provides credentials to all emails on file. If a processor or loan officer was not on file at the time credentials went out the responsibility falls on the administrator.



Video on how to setup credentials for broker staff: <http://bcove.me/t8x9spro>

What training materials are available?

Training guide and step by step videos can be found under:

<http://carringtonwholesale.com/broker-center/training-center/>

What the website to the new pipeline manager?

<https://0784409544.secure-onlineorigination.com/TPOLogin.aspx>

Am I required to cancel all my loans from the old pipeline manager and move them to the new pipeline manager?

No, all loans uploaded in the old pipeline manager before the deadline will fund using the old system. Brokers will continue to have access to the old pipeline manager until all loans fund. Carrington will only disable the ability to register new loans.

What happens to my forward locks in the old pipeline manager?

Forward locks in the old pipeline manager before the deadline will not be impacted. Lock Desk will not transfer any loans that are locked to the new pipeline manager.

What happens after the deadline?

Broker's access to register a loan will be disabled for the old pipeline manager. You will continue to work on any loan that registered-funding.

Will my credentials for their old pipeline manager change with the new system?

No, your old pipeline manager credentials are not impacted by the new one.

How do I order a FHA case number in TPO/Pipeline Manager?

FHA case numbers will be generated during the setup process. If there is an urgent need to order a FHA case number before submission you can complete the FHA case number request form and email it to FHACaseNumbers@carringtonms.com.

I tried submitting a loan in TPO/Pipeline Manager however I received an error stating “Product and Pricing” was not updated.

Each loan submission must run through Optimal Blue for product and pricing, once in OB you are required to select an eligible product with pricing. Once you select a product and pricing you must either “Update Encompass” or “Request a Lock”. Once the selection is made you will be able to submit.



Video link on how to update product and pricing: <http://bcove.me/27k9e9kc>

I am trying to price my loan and have everything filled in with the red asterisk however I’m still receiving an error.

In order to generate a product and price you must provide the mid FICO along with all the FICO scores for each borrower.

Product and Pricing Search - Optimal Blue

I. Borrower Information

Credit Information

At least one borrower credit score must be provided to continue.

Borrower Experian/FICO:	<input type="text" value="750"/>
Borrower TransUnion/Empirica:	<input type="text" value="750"/>
Borrower Equifax/BEACON:	<input type="text" value="750"/>
Co-Borrower Experian/FICO:	<input type="text"/>
Co-Borrower TransUnion/Empirica:	<input type="text"/>
Co-Borrower Equifax/BEACON:	<input type="text"/>
* Credit Score for Decision Making:	<input type="text" value="750"/>
DTI:	<input type="text" value="22.039"/> / <input type="text" value="22.039"/>

You also need to complete target rate or price along with term.

V. Search Information

Either a target rate or target price must be entered to continue.

Target Rate:	<input type="text" value="4.5"/>
Target Price:	<input type="text"/>
* Target Lock Period:	<input type="text" value="30"/>

You will receive the following error if left blank.

Please complete the following required information before continuing.
Please enter Target Lock Period.
At least one of the credit scores is required per borrower.
At least one of either target rate or target price must be included.



Video link on how to update product and pricing: <http://bcove.me/27k9e9kc>

What the standard operating procedure for uploading broker conditions?

Broker conditions are uploaded under “Conditions & Documents” tab broker conditions.

Loan Summary 1003 **Conditions & Documents** Lock Information

Conditions

Search By

0-0 of 0

Prior To	Condition Name	Date Added	Status	Status Date	Supporting Documents

Documents

1-2 of 2

Document Name ▲	File Name	
Broker Conditions		Details Add File
Broker Submission Package	Jacksonville Floor Plan.pdf , DisclosuresLitolus.pdf	Details Add File



Video on how to upload conditions: <http://bcove.me/0viipjq1>



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CONTACT INFORMATION

Direct: (866) 453-2400
Email: [Send Email](#)

LOG IN

Email:
Password:

Forgot Password

Please enter the email address for the account.

Email:

We have no record of this email address. Please try again.

Can an Admin have multiple logins if they are also a Loan Officer?

You can only have one login per contact however an admin has the rights to submit and process loans.

Your contacts are managers, admins, loan officers, or loan processors who will be accessing your TPO Pipeline site via the Internet.

The following types of contacts can be created:

- **Manager** - This user is the primary contact for the company or branch and is often the broker/owner. Managers may manage user accounts and update the company or branch account information. They also have access to all loan files originated under their branch and can set up a user as an admin.
- One of the steps included in adding a company or branch is creating a manager contact. In order to assign a new manager contact to a company or branch, follow the steps below to create an admin, loan officer, or loan processor contact, and then return to the Edit Company Details or Edit Branch Details page and select the contact from the Manager drop-down list.
- **Admin** - An admin can be assigned to maintain the day-to-day set up of the company's contacts.
 - A company can have multiple admin contacts.
 - Admins may view, edit and create contacts, originate and edit loans, and view or edit loans created by other contacts in their company.
- **Loan Officer** - Loan officers can edit only their contact information. They may create loans and edit loans where they are the assigned loan officer.
- **Loan Processor** - Loan processors can edit only their contact information. They may edit loans where they are the assigned loan processor or they may edit loans created by other contacts in their company.
- **LO and LP** - LO and LP is a combination of the Loan Officer and Loan Processor contacts. This contact can assign themselves as the loan officer and loan processor when creating a loan and self-process their own loans.