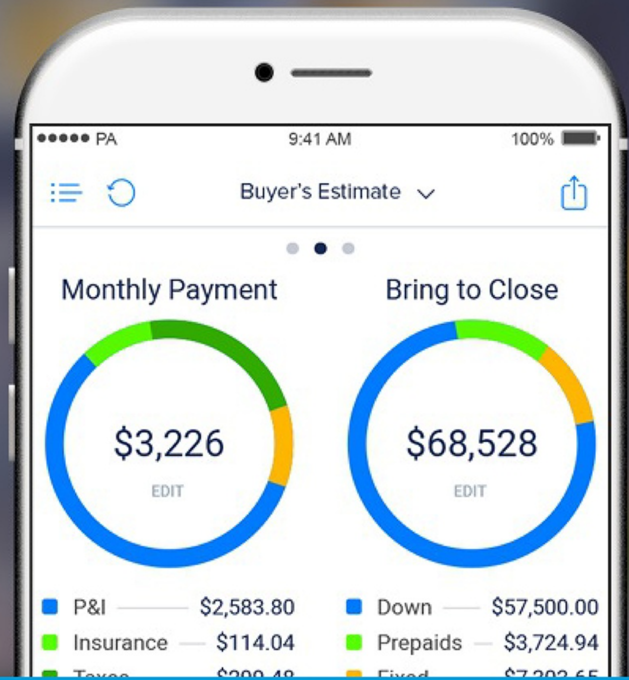
McKnightAgent **ONE**

Quick **How-To** Guide



Buyer Estimates

Get payment info and estimated funds to closing in a flash.

Seller Net Sheets

Make listing presentations, offers and counters a snap.

SIMPLICITY

Instantly create closing cost estimates and net sheets for buyers or sellers. ONE is preloaded with local county specific title rates, closing costs, lender fees and city specific property tax rates.

24/7 ACCESS

Use your app anywhere on any device including, iPad, iPhone, Android phone or tablet, PC or MAC (via the web version).

EASY CUSTOMIZATION

Customize your closing costs, and brand your printouts or emails with your photo and company logo for a professional look and feel.

WORKING WITH SELLERS

Seller Net Sheet

"How much money will I walk with after you sell my home?"

1. Click on the SELLER tab
2. Choose loan type in top left (defaults to conventional)
3. Enter house price, loan balance, etc.
4. Click COMPUTE
5. Click the share icon ( ) to send the net sheet to client

Sell to Net

"How much do we need to list my home for in order for me to walk away with $X?"

1. Click on the CALCULATORS tab
2. Click SELL TO NET
3. Choose loan type in top left (defaults to conventional)
4. Enter in the seller's goal
5. Enter loan balance, etc.
6. Click COMPUTE
7. Click the share icon ( ) to send the net sheet to client

Loan Balance

"I've been making regular payments and know when I started my mortgage but don't know how much I owe."

1. Click on the CALCULATORS tab
2. Click LOAN BALANCE
3. Enter house price and down payment
4. Enter interest rate or press settings gear to see historical interest rates
5. Choose the Loan Start Date
6. Click COMPUTE
7. Click the share icon ( ) to send the report to client

Multiple Offers

*Your Listing has multiple buyers interested and you want to send the report to your client

1. Click on the CALCULATORS tab
2. Click on MULTIPLE OFFERS
3. Enter the Listing info and press NEXT
4. Enter details for Offer 1, press ADD OFFER to continue
5. Add any additional offers with ADD NEW OFFER button
6. When finished adding all offers, click the share icon ( ) to send the full report to your client

WORKING WITH BUYERS

Buyer Estimate

"How much would my monthly payment be on this house?" or "How much do I need to bring to close on this house?"

1. Click BUYER tab
2. Choose loan type in top left (defaults to conventional)
3. Enter house price
4. Enter any other specific figures
5. Click COMPUTE
6. Click the share icon ( ) to send your estimate to your client

TIP: Ask buyers to text you the address of the homes they are interested in, and send them net sheets instantly.

Monthly Affordability

"I can afford $X per month. What home price should I be looking at?"

1. Click on the CALCULATORS tab
2. Click MONTHLY AFFORDABILITY
3. Enter desired monthly payment
4. Edit defaults if needed
5. Click COMPUTE to see home prices based on your down payment
6. Click the share icon ( ) to send to your client

Rent vs Buy

"Does it really make sense financially for me to buy instead of continue renting?"

1. Click on the CALCULATORS tab
2. Click RENT VS BUY
3. Enter current rent
4. Enter home price
5. Enter a down payment amount
6. Click ASSUMPTIONS to edit any of the defaulted assumptions
7. Click COMPUTE
8. Swipe left or right to access additional Rent vs Buy results screens
9. Click the share icon ( ) to send your results to your client

Smart Compare

*You want to show your client alternate loan options

1. Click on the CALCULATORS tab
2. Click on SMART COMPARE
3. Enter the home price and andjust any defaults if needed
4. Click COMPUTE
5. Smart compare will automatically create compareable loans but you can press EDIT to edit the datapoints and compare the loan that you want to show your buyer
6. When you are ready to show your buyer, click the share icon ( ) to send the full report to your client

OTHER IMPORTANT THINGS TO KNOW

Customize Your Emails and Printouts

Add your photo and Logo to your account so that your reports and marketing material can be branded automatically!

1. Click on the menu icon ( ) at top left corner of your input screen
2. Tap "Profile" to edit your profile
3. Click on the photo or logo placeholder to add your photo or logo
4. Add Personal Info, Company Info, and License numbers
5. Click SAVE in the top right corner to make sure your profile changes are saved

Edit Defaulted Closing Costs

Tweak the numbers and dial the closing costs in for you transaction or your business

1. From the Buyer os Seller results screen press the button that says CLOSING COSTS
2. Press EDIT in the top right corner of the screen
3. Edit the Closing Costs as needed
4. Click DONE in the top right corner to see saving options
5. If you want to save the closing cost changes for only that transaction select FOR THIS ESTIMATE ONLY or...
6. If you'd like to save the changes as defaults for your closing costs select FOR ALL FUTURE ESTIMATES