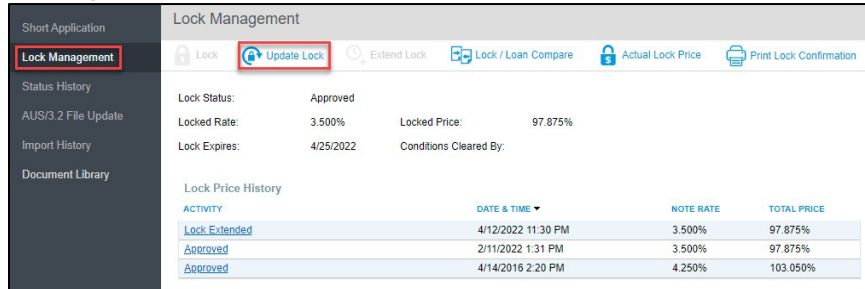


# Update an Existing Lock - OB

## HOW TO UPDATE AN EXISTING LOCK

- Select **View Pipeline** from the **Home** page.
- Select the applicable loan from the list to update.
- Select **LOCK MANAGEMENT** from the Navigation Tree.
- Click **Update Lock**.



Short Application

Lock Management

Lock Status: Approved

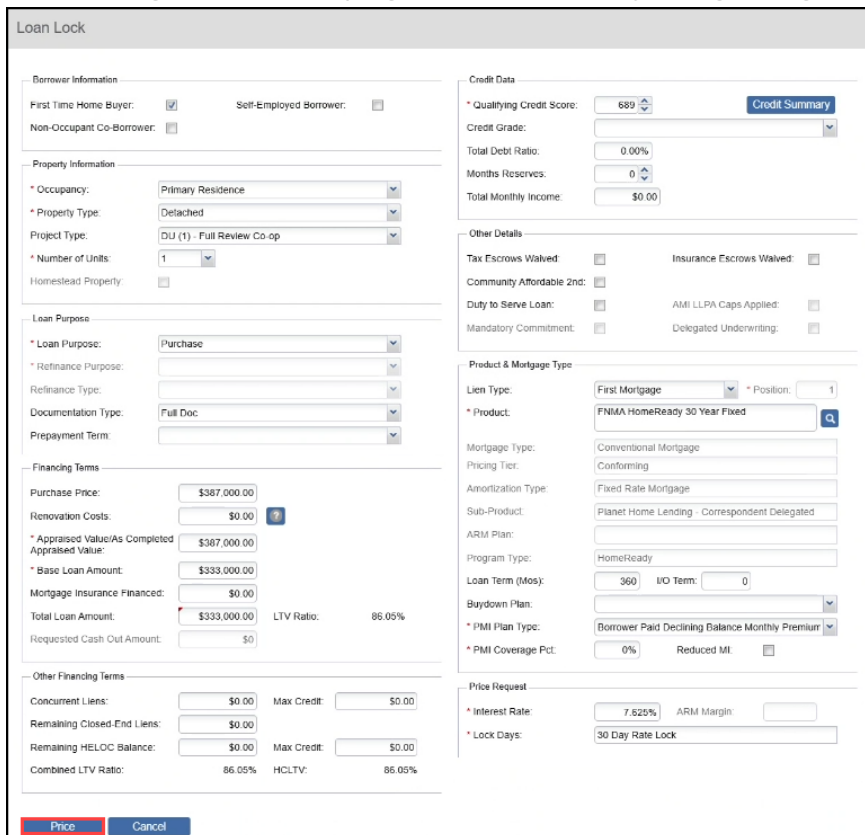
Locked Rate: 3.500% Locked Price: 97.875%

Lock Expires: 4/25/2022 Conditions Cleared By:

Lock Price History

ACTIVITY	DATE & TIME	NOTE RATE	TOTAL PRICE
Lock Extended	4/12/2022 11:30 PM	3.500%	97.875%
Approved	2/11/2022 1:31 PM	3.500%	97.875%
Approved	4/14/2016 2:20 PM	4.250%	103.050%

- Apply any necessary changes and once changes are complete, click **Price**.
- Note:** For High Balance loan programs, select the Conforming Pricing tier.



Loan Lock

Borrower Information

First Time Home Buyer: ☒ Self-Employed Borrower: ☐

Non-Occupant Co-Borrower: ☐

Property Information

\* Occupancy: Primary Residence

\* Property Type: Detached

Project Type: DU (1) - Full Review Co-op

\* Number of Units: 1

Homesite Property: ☐

Loan Purpose

\* Loan Purpose: Purchase

\* Refinance Purpose:

Refinance Type:

Documentation Type: Full Doc

Prepayment Term:

Financing Terms

Purchase Price: \$387,000.00

Renovation Costs: \$0.00

\* Appraised Value/As Completed Appraised Value: \$387,000.00

\* Base Loan Amount: \$333,000.00

Mortgage Insurance Financed: \$0.00

Total Loan Amount: \$333,000.00 LTV Ratio: 86.05%

Requested Cash Out Amount: \$0

Other Financing Terms

Concurrent Liens: \$0.00 Max Credit: \$0.00

Remaining Closed End Liens: \$0.00

Remaining HELOC Balance: \$0.00 Max Credit: \$0.00

Combined LTV Ratio: 86.05% HCLTV: 86.05%

Credit Data

\* Qualifying Credit Score: 689

Credit Grade:

Total Debt Ratio: 0.00%

Months Reserves: 0

Total Monthly Income: \$0.00

Other Details

Tax Escrows Waived: ☐ Insurance Escrows Waived: ☐

Community Affordable 2nd: ☐ Duty to Serve Loan: ☐ AMI LPA Caps Applied: ☐

Mandatory Commitment: ☐ Delegated Underwriting: ☐

Product & Mortgage Type

Lien Type: First Mortgage \* Position: 1

\* Product: FNMA HomeReady 30 Year Fixed

Mortgage Type: Conventional Mortgage

Pricing Tier: Conforming

Amortization Type: Fixed Rate Mortgage

Sub-Product: Planet Home Lending - Correspondent Delegated

ARM Plan:

Program Type: HomeReady

Loan Term (Mos): 360 I/O Term: 0

Buydown Plan:

\* PMI Plan Type: Borrower Paid Declining Balance Monthly Premium

\* PMI Coverage Pct: 0% Reduced MI: ☐

Price Request

\* Interest Rate: 7.525% ARM Margin:

\* Lock Days: 30 Day Rate Lock

Price Cancel

- Review pricing details and confirm rates are accurate in the **Pricing Details** window.
- Click **Update Lock**.

Pricing Details - Conv Conforming 30 yr Fixed

Lock Days: 60 Day Rate Lock

RATE	15 DAY	30 DAY	45 DAY	60 DAY
3.250%	97.176%	97.051%	96.926%	96.801%
3.375%	97.928%	97.803%	97.678%	97.553%
3.500%	98.750%	98.625%	98.500%	98.375%
3.625%	99.621%	99.496%	99.371%	99.246%
3.750%	100.313%	100.188%	100.063%	99.938%
3.875%	100.853%	100.728%	100.603%	100.478%
3.990%	101.378%	101.251%	101.126%	101.001%
4.000%	101.499%	101.374%	101.249%	101.124%
4.125%	102.117%	101.992%	101.867%	101.742%

Pricing Adjustments (price above reflects adjustments below)

ADJUSTMENT DESCRIPTION	NOTE RATE	PRICE
Base Rate	3.500%	101.125%
FICO/LTV Adjustment - FICO Score (640-659) LTV (70.01-75%)	0.000%	-2.500%
Adverse Market Fee	0.000%	-0.250%
Total Price	3.500%	98.375%

Update Lock Request Exception Cancel

- Review the Lock Confirmation and make one of the following selections:
  - If the details are correct, click **Confirm**.
  - If the details are incorrect, click **Cancel** to return to the **Loan Lock** page and make any necessary corrections Repeat the steps above to update the lock.


Lock Confirmation

LOAN ATTRIBUTES	REQUESTED LOCK
Lock Date	2/11/2022 1:31 PM
Lock Expiration	4/25/2022
Lock Days	60
Lock Action	Approved
Days Extended	
Interest Rate	3.500%
Price	98.375%
ARM Margin	0.000%
Product	Conv Conforming 30 yr Fixed
Program	
Sub-Product	Fannie Mae
Base Loan Amount	\$150,000.00
Mortgage Insured Financed ...	\$0.00
Total Loan Amount	\$150,000.00
Other Financing	\$0.00
Occupancy	Primary Residence
Loan Purpose	Purchase
Reason for Refinance	
Texas Refinance Type	
Purchase Price	\$200,000.00

Confirm Cancel

- Receive the following message as confirmation that the loan is locked.

Loan T9102002198 locked successfully

 Congratulations, your Loan Lock Request has been successfully submitted. A Lock Confirmation does not constitute a loan decision/approval. Thank you for your business!

OK Print Confirmation

- Click **Print Confirmation** to print out the updated lock.
- Click **OK** to complete.