

Update an Existing Lock

HOW TO UPDATE AN EXISTING LOCK

- From the Home page, select **View Pipeline**
- Select the loan you are intending to update from the list
- Select **LOCK MANAGEMENT**
- Select **Update Lock**

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
- Once changes are completed, select **Price**

Loan Lock

Mortgage Type

- * Lien Type: First Mortgage
- * Mortgage Type: Conventional Mortgage
- * Pricing Tier: Conforming
- * Amortization Type: Fixed Rate Mortgage
- * Product: Conv Conforming 30 yr Fixed
- * Sub-Product: Fannie Mae
- Program Type:
- * Loan Term (Mos): 360 I/O Term: 0
- Documentation Type: Full Doc
- ARM Plan:
- * Loan Purpose: Purchase
- Refinance Purpose:
- Texas Refinance Type:
- Prepayment Term:

Price Request / Credit History

- * Interest Rate: 3.500% ARM Margin:
- * Lock Days: 60 Day Rate Lock
- * Qualifying Credit Score: 658 Total Debt Ratio: 0.00%
- Credit History Completed: Yes No [Credit History](#)
- Credit Grade:
- Mandatory Commitment:
- * Escrow Tax Waiver: Yes No
- * Escrow Insurance Waiver: Yes No

Loan Terms

- * Purchase Price: \$200,000.00
- * Appraised Value/As Completed Appraised Value: \$200,000.00
- * Base Loan Amount: \$150,000.00
- Mortgage Insurance Financed: \$0.00
- Total Loan Amount: \$150,000.00 LTV Ratio: 75.00%
- Requested Cash Out Amount: \$0.00
- Renovation Costs: \$0.00
- PMI Plan Type:
- PMI Coverage Pct: 0%

Other Financing Terms

- Concurrent Liens: \$0.00 Max Credit: \$0.00
- Combined LTV Ratio: 75.00% HCLTV: 75.00%

[Price](#) [Cancel](#)

- You will be directed to the **PRICING DETAILS** window
- Review pricing details and confirm rates are accurate
- Review **PRICING ADJUSTMENTS**
- Select **Update Lock**

Pricing Details - Conv Conforming 30 yr Fixed

Lock Days:

| 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% | 101.376% | 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% |


- Review the LOCK CONFIRMATION and select *Confirm*
- *If* the details do not look accurate, select *Cancel* to go back 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 |

You will receive a message from the system confirming that the lock was updated successfully. You can select **Print Confirmation** to print out the updated lock or select **OK** to complete.

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