



How to Lock a Loan

The lock screen is used when the Loan Officer is ready to complete the lock and does not need to price out a loan. The screens are very similar to our Scenario Pricer.

- Select **LOCK** under **Forms & Docs**
- Make sure all RED fields are completed to accurately price the loan
- To waive UW fee, select **Credit Information** & select **UW waiver** under credit grade
- **Originator Compensation** - select **Lender Paid** or **Borrower Paid** and then complete the amount being charged for either LPC or BPC as chosen above either percentage or fee amount

\$0.00
98.665%
No

DTI

* new or existing , * mm/dd/yyyy

Underwriting Method

Originator Compensation

Other Lock Information

Origination Fee %

Origination Fee \$

Discount Fee

- Select **Price** at the very bottom
- Select the Rate & Number of days by hovering on the link and click the one that you want. Once you select it your breaks it down for you, however Lender Paid Compensation is NOT shown in our system, you MUST account for that in your net price and in order to complete your lock you need to click **LOCK** at the very bottom.

| Note Rate | 15 days | 30 days | 45 days | 60 days |
|-----------|---------|---------|---------|---------|
| 4.750% | 105.151 | 105.039 | 104.927 | 104.677 |
| 4.625% | 104.930 | 104.786 | 104.625 | 104.375 |
| 4.500% | 104.766 | 104.623 | 104.436 | 104.186 |
| 4.375% | 104.419 | 104.310 | 104.167 | 103.917 |
| 4.250% | 103.944 | 103.835 | 103.692 | 103.442 |
| 4.125% | 103.440 | 103.315 | 103.156 | 102.906 |
| 4.000% | 103.185 | 103.060 | 102.901 | 102.651 |
| 3.875% | 102.602 | 102.477 | 102.352 | 102.102 |
| 3.750% | 102.039 | 101.948 | 101.823 | 101.573 |
| 3.625% | 100.878 | 100.738 | 100.597 | 100.347 |

| Net Buy Price Detail | | | |
|--|--------|---------|--------|
| Lock Period 45 Days | Rate | Price | Margin |
| Base | 4.000% | 102.776 | 0.000% |
| Adjustments (Edit) | 0.000% | 0.125 | 0.000% |
| Rule 697: Underwriting Fee Waiver has been added to this file. | 0.000% | -0.250 | 0.000% |
| Rule 1163: Escrow Holdback | 0.000% | 0.000 | 0.000% |
| State is FL then price adjustment = 0 | 0.000% | 0.000 | 0.000% |
| Total Loan Amount > 100000 then price adjustment = 0.125 | 0.000% | 0.125 | 0.000% |
| Credit Score > 719 then price adjustment = 0.25 | 0.000% | 0.250 | 0.000% |
| Net Price | 4.000% | 102.901 | 0.000% |



Confirmation will be sent via email. It is the LO's and Processors responsibility to insure the pricing is as expected. IF not, email the Lock Desk immediately at: lockdesk@flanagansstatebank.com