

# How to Lock a Loan

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 46.419% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 98.189% / 96.500% | Gross / Base HCLTV: 98.189% / 96.500% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720

**Status and Agents**

**Application Information**

**Closing Costs**

**Pricing**

**Loan Information**

**Rate Lock**

**Pricing**  
Certified Credit

Submit to DO (Seamless) | DO (Seamless) Credit-only | All  
Submit to DU (Seamless) | Submit to LPA (Seamless)

Horizon of borrower interest: 60 months (explain)

Applications (2) | **Property & Loan Info** | PML Options

**Property Information**

Street Address: 123 Test Dr  
Zip Code: 92617 | State: CA

**Go to Pricing > Property & Loan Info**

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 46.419% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 98.189% / 96.500% | Gross / Base HCLTV: 98.189% / 96.500% | Property Address: 123 Test Dr, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720

**Status and Agents**

**Application Information**

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**Loan Information**

**Rate Lock**

**Disclosures**

**E-docs**

**Tasks (0)**

**Conditions (0)**

**Order Services**

Structure Type: Detached  
Is Seasonal Property?  Yes  
New Construction?  Yes  
Additional Monthly Housing Expenses: \$825.00 calculate  
Owner's Title Insurance:  Use estimated title cost.  Use cost quoted by borrower/realtor.  
Area Median Income: \$0.00

**Loan Information**

Impound Type: Tax and insurance escrow  
Has Property Inspection Waiver?  Yes  
Doc Type:  Yes  
Appraised Value:   
Sales Price:   
Down Payment: 3.500% | \$21,000.00  
1st Lien: 96.500% | \$579,000.00  
2nd Financing?  No  Yes  
Rate Lock Period: 30 days  
Rate Lock Expiration Date:

Select the Loan Program Options to the left then click "Run Price My Loan" to find available loan programs

**Run Price My Loan**  
Number of Programs: 1

**Select a lock period**

**Price the loan**

Applications (2) | **Property & Loan Info** | PML Options

**Property Information**

Street Address: 123 Test Dr  
Zip Code: 92617 | State: CA  
County: Orange  
City: Irvine  
In Rural Area?  Yes explain  
Property Use: Primary Residence  
Property Type: SFR  
Structure Type: Detached  
Is Seasonal Property?  Yes  
New Construction?  Yes  
Additional Monthly Housing Expenses: \$825.00 calculate  
Owner's Title Insurance:  Use estimated title cost.

**Loan Program Results (1 Programs)** | Number of Pinned Results to Compare : 0 | Generate Comparison

**Eligible Loan Programs**

\* - The costs displayed are the borrower's non-financed settle  
\*\* - exceeds the MAX DTI

	RATE	POINTS						CASH TO CLOSE	RESERVE MONTHS	
<b>- 30 YR FIXED FHA</b>										
pin register request lock	6.750	-2.704						\$15,562.48	49.7	BluePoint
pin register request lock	6.625	-2.377	3,723.26	51.019	7.680		\$17,428.41	49.8	BluePoint	
pin register request lock	6.500	-2.037	3,723.71	51.127	7.530		\$19,370.94	49.9	BluePoint	
pin register request lock	6.490	-1.937	3,719.84	51.089	7.520		\$19,955.23	49.9	BluePoint	
pin register request lock	6.375	-1.558	3,675.42	50.644	7.401		\$22,132.35	49.9	BluePoint	

**Hit "request lock" for your chosen rate; follow on-screen prompts to complete**

# FAQs

## What about DPA loans?

Applications (2) | Property & Loan Info | PML Options

**Property Information**

Street Address: 123 Test Dr  
 Zip Code: 92617 State: CA  
 County: Orange  
 City: Irvine  
 In Rural Area?  Yes [explain](#)  
 Property Use: Primary Residence  
 Property Type: SFR  
 Structure Type: Detached  
 Is Seasonal Property?  Yes  
 New Construction?  Yes

**Loan Program Results (1 Programs)** Number of Pinned Results to Compare : 0 [Generate Comparison](#)

**First Lien Results**

\* - The costs displayed are the borrower's non-financed settlement costs  
 \*\* - exceeds the MAX DTI

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS
- 30 YR FIXED FHA									
<a href="#">price 2nd lien</a>	8.12	-2.755	4,374.29	57.637	9.222	✘	\$8,927.82	(\$5,072.18)	47.4
<a href="#">price 2nd lien</a>	7.990	-2.385	4,318.74	57.081	9.081	✘	\$11,042.24	(\$2,957.76)	48.0
<a href="#">price 2nd lien</a>	7.875	-1.968	4,271.62	56.610	8.961	✘	\$13,443.24	(\$556.76)	48.4

Hit "price 2nd lien" for the 1st

Applications (2) | Property & Loan Info | PML Options

**Property Information**

Street Address: 123 Test Dr  
 Zip Code: 92617 State: CA  
 County: Orange  
 City: Irvine  
 In Rural Area?  Yes [explain](#)  
 Property Use: Primary Residence  
 Property Type: SFR  
 Structure Type: Detached  
 Is Seasonal Property?  Yes  
 New Construction?  Yes  
 Additional Monthly Housing Expenses: \$625.00 [calculate](#)  
 Owner's Title Insurance:  Use estimated title cost.  Use cost quoted by borrower/realtor.

**Loan Program Results (1 Programs)** Number of Pinned Results to Compare : 0 [Generate Comparison](#)

**First Lien Results**

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS
<a href="#">back to 1st lien</a>	7.990	-2.385	4,318.74	59.855	9.081	✘	\$11,042.24	\$2,839.67	45.0

**Second Lien Results**

If seller or other lender provides 2nd financing, contact lender for details.

\* - The costs displayed are the borrower's non-financed settlement costs  
 \*\* - exceeds the MAX DTI

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS
- 10 YR FIXED 2ND									
<a href="#">pin register request lock</a>	9.990	0.000	282.25	59.904	10.608	!	\$5,175.45	\$2,217.69	45.1

Hit "request lock" for the 2nd rate to lock both loans at the same time

## Is pricing lender- or borrower-paid?

Check the **Loan Originator is Paid By** selection:

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 46.419% | Gross / Ba: 98.189% /

**Status and Agents**

**Application Information**

1st Lien: 96.500% | \$579,000.00  
 2nd Financing?  No  Yes  
 Rate Lock Period: 30 days  
 Rate Lock Expiration Date: 9/18/2024 (Assumes a 30-day lock.)

**Other Information**

Loan Originator is Paid By:  Lender  Borrower  
 2.000% of Total Loan Amount + \$0.00  
 Lender Fee Buyout Requested?  No  
 Expected AUS Response: DU Approve/Eligible



Contact your AE for any changes to broker compensation, including comp source/amount.

## Why am I not receiving rate lock options?

**Applications (2)** | **Property & Loan Info** | **PML Options**

**Property Information**

Street Address: 123 Test Dr  
 Zip Code: 92617 | State: CA  
 County: Orange  
 City: Irvine

In Rural Area?  Yes [explain](#)

Property Use: Primary Residence  
 Property Type: SFR  
 Structure Type: Detached

Is Seasonal Property?  Yes

New Construction?  Yes

Additional Monthly Housing Expenses: \$625.00 [calculate](#)

Owner's Title Insurance:  Use estimated title cost.  Use cost quoted by borrower/realtor.

Area Median Income: \$0.00

**Loan Program Results (1 Programs)** | Number of Pinned Results to Compare : 0 | [Generate Comparison](#)

**Eligible Loan Programs**

Rates shown in red are expired  
 \* - The costs displayed are the borrower's non-financed settlement charges.  
 \*\* - exceeds the MAX DTI / No Income

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
No Eligible Programs										
<b>Ineligible Loan Programs</b>										
<b>- 30 YR FIXED FHA</b> BluePoint 30 Yr FHA Standard ** MAX DTI EXCEEDED <a href="#">View More</a>										
	unavailable	6.750	-1.704	3,821.10	**109.752	7.790	\$14,453.80	\$27,251.23	44.6	BluePoint

**1. Click on program header** (points to the program name)

**2. Note ineligibility reason(s)** (points to the red text: \*\* MAX DTI EXCEEDED)

## Why is Pricing Red?

**Eligible Loan Programs**

Rates shown in red are expired  
 \* - The costs displayed are the borrower's non-financed settlement charges.  
 \*\* - exceeds the MAX DTI / No Income

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
<b>- 30 YR FIXED FHA</b>										
<a href="#">pin</a> <a href="#">register</a> <a href="#">request lock</a>	6.750	-2.785	3,821.10	45.852	7.790	✔	\$3,085.28	\$10,085.28	58.7	BluePoint 30 Yr FHA Standard
<a href="#">pin</a> <a href="#">register</a> <a href="#">request lock</a>	6.625	-2.454	3,772.28	45.363	7.660	✔	\$4,974.78	\$11,974.78	58.9	BluePoint 30 Yr FHA Standard
<a href="#">pin</a> <a href="#">register</a> <a href="#">request lock</a>	6.500	-2.105	3,723.71	44.877	7.530	✔	\$6,970.33	\$13,970.33	59.1	BluePoint 30 Yr FHA Standard
<a href="#">pin</a> <a href="#">register</a> <a href="#">request lock</a>	6.490	-2.005	3,719.84	44.839	7.520	✔	\$7,554.62	\$14,554.62	59.0	BluePoint 30 Yr FHA Standard

Pricing in red cannot be registered nor locked. Red pricing can be due to:

- Lock desk is closed (after hours, holidays, etc.)
- Mid-day repricing
- Rates have not been published for the day yet

## Can I lock rates that don't pass QM?

Yes, though we will later contact you on options to pass QM.

## More questions?

Contact your AE with additional questions about locking a rate.