

# How to Lock a Loan

## Contents:

Introduction .....	1
Step-By-Step.....	1
Questions? .....	3

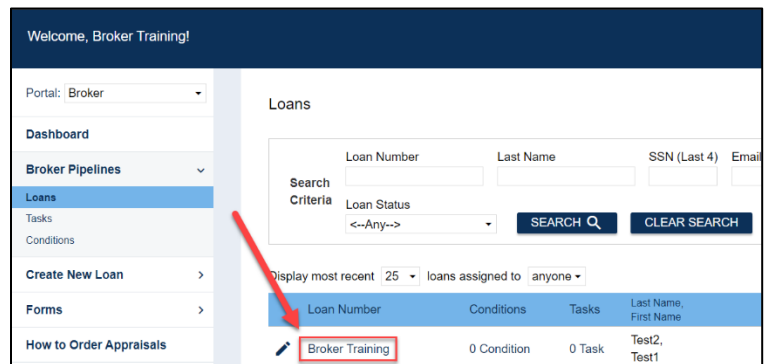
## Introduction

This guide provides step-by-step instructions on how to request a rate lock in BluePoint Mortgage’s portal.

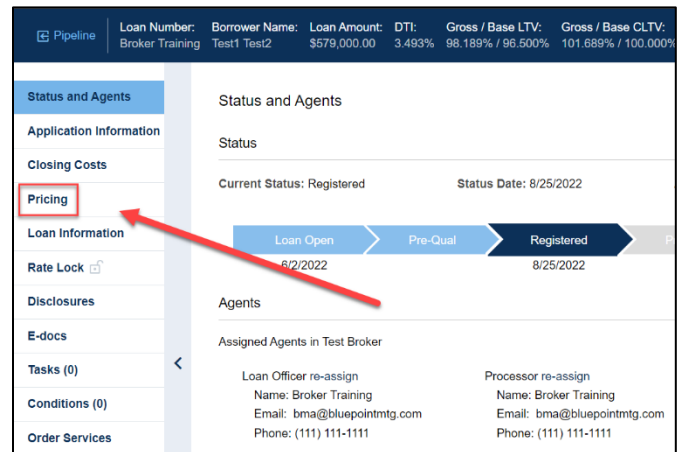
## Step-By-Step

1. Log into our broker portal: <https://secure.pricemyloan.com/custom/Bluepoint/>

2. Go to **Broker Pipelines > Loans** and click on your Loan #:



3. Go to the **Pricing** tab on the left:



4. Go to the **Property & Loan Info** tab and confirm that the loan information is correct, then click “Run Price My Loan”:

The screenshot shows the 'Property & Loan Info' tab selected. The 'Run Price My Loan' button is highlighted with a red arrow. The interface includes a top navigation bar with loan details, a left sidebar with navigation options, and a main content area with form fields for property and loan information.

5. Click “request lock” next to an available rate. *Note: If requesting a lock on a loan with subordinate financing, click on “price 2<sup>nd</sup> lien” next to the 1<sup>st</sup> lien rate first, then click on “request lock” on the 2<sup>nd</sup> lien rate to lock both at the same time:*

The screenshot shows the 'Loan Program Results' table. A red arrow points to the 'price 2nd lien' link in the first row of the '30 YR FIXED FHA' section. The table displays various loan programs with columns for Rate, Points, Payment, DTI, APR, QM, Closing Costs, Cash to Close, Reserve Months, and Program Name.

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
<b>- 30 YR FIXED FHA</b>										
price 2nd lien	7.500	-2.088	4,119.30	4.384	8.570	🟡	\$5,953.70	\$5,953.70	2279.8	BluePoint
price 2nd lien	7.375	-1.618	4,068.99	4.333	8.440	🟡	\$8,662.09	\$8,662.09	2305.7	BluePoint
price 2nd lien	7.250	-1.148	4,018.92	4.283	8.310	🟢	\$11,370.48	\$11,370.48	2332.0	BluePoint
price 2nd lien	7.125	-0.344	3,969.09	4.233	8.180	🟢	\$16,046.58	\$16,046.58	2358.4	BluePoint
price 2nd lien	6.990	0.099	3,915.55	4.180	8.051	🟢	\$18,591.06	\$18,591.06	2388.0	BluePoint
price 2nd lien	6.875	0.599	3,870.18	4.134	7.987	🟢	\$21,481.04	\$21,481.04	2413.5	BluePoint
price 2nd lien	6.750	1.109	3,821.10	4.085	7.913	🟢	\$24,425.08	\$24,425.08	2441.8	BluePoint
price 2nd lien	6.625	1.715	3,772.28	4.036	7.851	🟢	\$27,934.69	\$27,934.69	2470.5	BluePoint
unavailable	6.500	2.188	3,723.71	3.988	7.772	🟢	\$30,660.77	\$30,660.77	2499.9	BluePoint
unavailable	6.375	2.718	3,675.42	3.939	7.700	🔴	\$33,722.64	\$33,722.64	2529.8	BluePoint
<b>- 30 YR FIXED FHA BOND</b>										
price 2nd lien	7.625	0.000	4,169.84	4.434	8.737	🟡	\$20,160.30	\$20,160.30	2250.6	BluePoint
price 2nd lien	6.125	0.000	3,579.63	3.844	7.175	🟢	\$19,433.98	\$19,433.98	2596.6	BluePoint

Equal Housing Lender | Copyright © 2023 Bluepoint Mortgage | 4000 MacArthur Blvd., West Tower – 7th Floor, Newport Beach, CA 92660 | 877.267.1056 | NMLS ID# 320004, BRE# 01403107. Program rates and parameters are subject to change without notice. Turn times are estimates and are not warranted or guaranteed. Turn time estimates are subject to change without notice at Bluepoint Mortgage's sole discretion. Intended for use by real estate and lending professionals only and not for distribution to consumer.

Pipeline | Loan Number: Broker Training | Borrower Name: Test1 Test2 | Loan Amount: \$579,000.00 | DTI: 3.493% | Gross / Base LTV: 98.189% / 96.500% | Gross / Base CLTV: 101.689% / 100.000% | Gross / Base HCLTV: 101.689% / 100.000% | Property Address: TBD, Irvine, CA 92617 | Loan Type: FHA | Credit Score: 720

**Status and Agents**

**Application Information**

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

Horizon of borrower interest: 60 months (explain)

**Pricing**

Applications (1) | Property & Loan Info | PML Options

**Property Information**

Street Address: TBD  
 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: \$0.00 calculate  
 Owner's Title Insurance:  Use estimated title cost.  Use cost quoted by borrower/realtor.  
 Area Median Income: \$0.00

**Loan Information**

Impound?  Yes  
 Has Property Inspection Waiver?  Yes  
 Doc Type: Full Document

**Alert Messages**

• Credit has not been ordered for Application: Test2, Test1. Please order credit for more accurate results.

**Loan Program Results (254 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>	6.990	0.099	3,915.55	4.180	8.051	🟢	\$18,591.06	\$18,591.06	2388.0	BluePoint

**Second Lien Results**

[If seller or other lender provides 2nd financing, click here to submit.](#) \* - The costs displayed are the borrower's non-financed settle \*\* - exceeds the MAX DTI

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
<b>- 10 YR FIXED 2ND</b> <a href="#">pin register request lock</a>	8.990	0.000	270.56	4.450	9.576	🟢	\$157.89	\$18,748.95	2242.8	BluePoint

**Ineligible Loan Programs**

	RATE	POINTS	PAYMENT	DTI	APR	QM	CLOSING COSTS	CASH TO CLOSE	RESERVE MONTHS	
No Ineligible Programs										

6. Follow the on-screen prompts to complete the lock request. Our Lock Desk will then complete the rate lock and email a rate lock confirmation.

## Questions?

Please contact your AE or email [locks@bluepointmtg.com](mailto:locks@bluepointmtg.com) if you have questions about the rate lock process.

**Thank you for choosing BluePoint Mortgage!**