



Lock Request Manual & Lock Policy

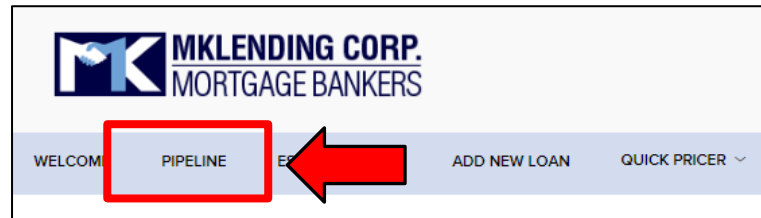


Lock Request Manual

1. Click **PIPELINE**

2. Select the Loan

3. Click **PRODUCT PRICING & LOCK**



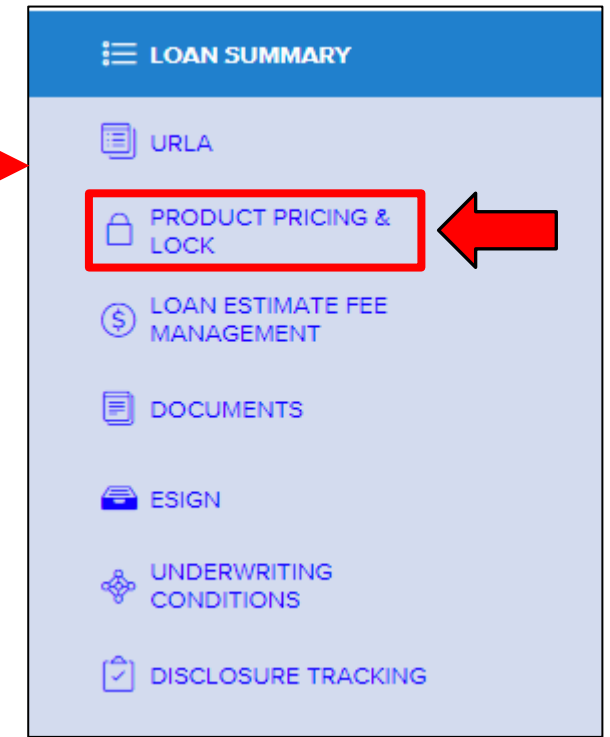
WELCOME PIPELINE ESIGN LOANS 1 ADD NEW LOAN QUICK PRICER APPRAISAL

Pipeline

Channel All View All Loans Loan Status Current

BORROWER NAME test x

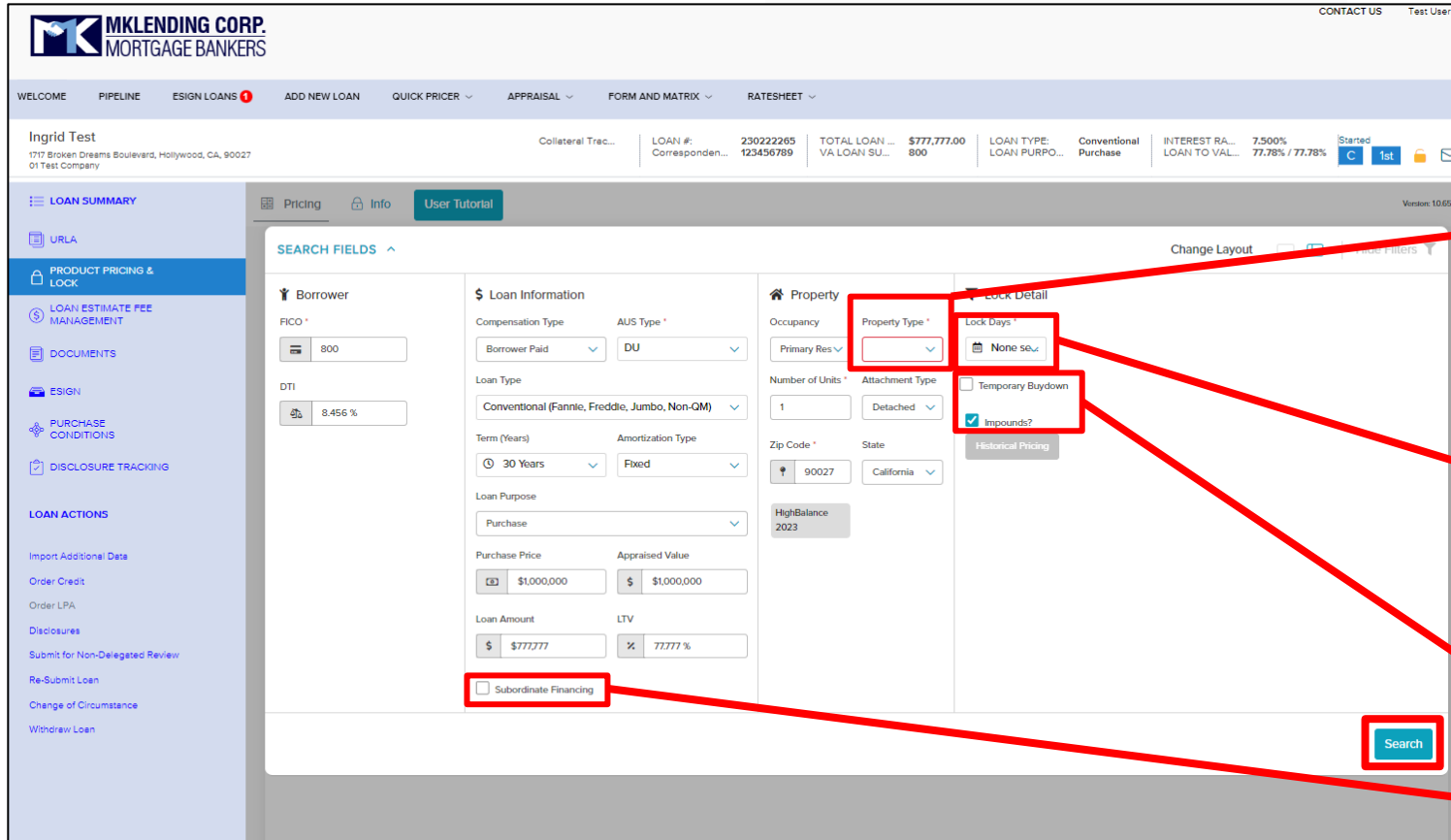
	BORROWER NAME	LOAN #	LENDER CASE #	ALTERNATE LOAN #
☐	Jang, Janet test	230422534		abcd45678
☐	Jang, Test JJ	230122111	230122111	
☐	test, December Eduard o	221121897	221121897	
☐	Test, Ingrid	230422569	230422569	
☐	Test, Ingrid	230222265	230222265	123456789



4. Double check the loan details (*If change is needed, please send COC form to Lock Desk*)

5. Select Property Type & Lock Days (Click any applicable check box)

6. Click 



MKLENDING CORP. MORTGAGE BANKERS

WELCOME PIPELINE **ESIGN LOANS** ADD NEW LOAN QUICK PRICER APPRAISAL FORM AND MATRIX RATESHEET

Ingrid Test
1717 Broken Dreams Boulevard, Hollywood, CA, 90027
01 Test Company

Collateral Trac... LOAN #: 230222265 TOTAL LOAN ... \$777,777.00 LOAN TYPE: Conventional VA LOAN SU... 800 INTEREST RA... 7.500% LOAN TO VAL... 77.78% / 77.78% Started C 1st

LOAN SUMMARY
URLA
PRODUCT PRICING & LOCK
LOAN ESTIMATE FEE MANAGEMENT
DOCUMENTS
ESIGN
PURCHASE CONDITIONS
DISCLOSURE TRACKING
LOAN ACTIONS
Import Additional Data
Order Credit
Order LPA
Disclosures
Submit for Non-Delegated Review
Re-Submit Loan
Change of Circumstance
Withdraw Loan

SEARCH FIELDS

Borrower
FICO * 800
DTI 8.456 %

Loan Information
Compensation Type AUS Type *
Borrower Paid DU
Loan Type Conventional (Fannie, Freddie, Jumbo, Non-QM)
Term (Years) 30 Years Amortization Type Fixed
Loan Purpose Purchase
Purchase Price \$1,000,000 Appraised Value \$1,000,000
Loan Amount \$777,777 LTV 77.77 %
☐ Subordinate Financing

Property
Occupancy Primary Res
Number of Units * 1 Attachment Type Detached
Zip Code * 90027 State California
HighBalance 2023

Lock Detail
Property Type *
Lock Days *
☐ Temporary Buydown
☒ Impounds?
Historical Pricing

Search

Property Type *

SingleFamily
PUD
Condos
2-4 Unit
5-8 Unit
Manufactured - Single Wide
Manufactured - Multi Wide

Lock Days

30 days
15 days
✓ 30 days
45 days
60 days

☐ Temporary Buydown
☒ Impounds?
☐ Subordinate Financing

*NonQM Additional Fields:

- Income Doc Type *(Required)*
- DSCR Ratio *(Required if Income Doc Type is DSCR)*
- Prepay Penalty Term *(Optional if occupancy is investment)*
- Interest Only / Foreign National / ITIN / Reduced Reserve *(If applicable)*
- EZ Loan Only & Housing History/Credit Event *(If applicable)*

Borrower

FICO *

DTI *

Total Monthly Income *

Loan Information

Compensation Type AUS Type *

Loan Type

Term (Years) Amortization Type

ARM Option Type

Loan Purpose

Purchase Price Appraised Value

Loan Amount LTV

Property

Occupancy Property Type *

Number of Units * Attachment Type

Zip Code * State

Lock Detail

Lock Days

Income Doc Type *

☐ Interest Only
☐ Foreign National
☐ ITIN
☐ Temporary Buydown
☒ Impounds?
☐ Reduced Reserve

☒ Housing History/Credit Event

Income Doc Type *

☐ Interest Only
☐ Foreign National
☐ ITIN
☐ Temporary Buydown
☒ Impounds?
☐ Reduced Reserve

PrePay Term

Prepayment option is available for:

- 1Yr Prime / 1Yr Credit
- Alt Prime / Alt Credit
- PL Prime / PL Credit
- PL Plus / VOE Plus
- DSCR / DSCR Plus / DSCR Multi

Keep it blank for No PrePay

Housing History/Credit Event

Mortgage History

☐ 1x30x12
☐ 0x60x12
☐ 0x90x12

Credit Event

Housing Event Seasoning (BK / FC / SS / DIL / NOD / Mod)

7. Filter your loan program

8.  your program (or approved program) only

MKLENDING CORP.
MORTGAGE BANKERS

WELCOME PIPELINE **ESIGN LOANS** ADD NEW LOAN QUICK PRICER APPRAISAL FORM AND MATRIX RATESHEET

Ingrid Test
1717 Broken Dreams Boulevard, Los Angeles, CA 90027
DI Test Company

Collateral Trac... LOAN #: 230222265 123456789 TOTAL LOAN ... \$777,777.00 LOAN TYPE: Conventional LOAN PURPOSE: Purchase INTEREST RA... 7.750% LOAN TO VAL... 77.78% / 77.78%

LOAN SUMMARY URLA PRODUCT PRICING & LOCK LOAN ESTIMATE FEE MANAGEMENT DOCUMENTS ESIGN PURCHASE CONDITIONS DISCLOSURE TRACKING LOAN ACTIONS

Import Additional Data Order Credit Order LPA Disclosures Submit for Non-Delegated Review Re-Submit Loan Change of Circumstance Withdraw Loan

Pricing Info **User Tutorial**

SEARCH FIELDS

Search Result View

☐ Show Rates in .125 ☐ Show Disqualified by QM Rules

Rate: Min Max Price: Min Max Program: All

Eligible (11) Ineligible (11)

30 Years Fixed Conventional Purchase

Rate	Price	Payment	DTI	Cost to Borrower	Comp. Plan	Program	Price Adj	Rate Adj	Actions
6.875 %	3.538	\$5,109	42.52 %	\$27,518		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.000 %	3.106	\$5,175	42.95 %	\$24,158		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.125 %	2.638	\$5,240	43.39 %	\$20,518		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.250 %	2.096	\$5,306	43.83 %	\$16,302		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.375 %	1.656	\$5,372	44.27 %	\$12,880		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.500 %	1.268	\$5,438	44.71 %	\$9,862		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.625 %	0.921	\$5,505	45.16 %	\$7,163		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.750 %	0.721	\$5,572	45.60 %	\$5,608		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
7.875 %	0.372	\$5,639	46.05 %	\$2,893		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
8.000 %	0.040	\$5,707	46.50 %	\$311		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	
8.125 %	-0.280	\$5,775	46.96 %	-\$2,178		FNHB (DU) 30 - Fannie HiBal	1.500	0.000%	

Program

FNHB (DU) 30 - Fannie HiBal

All

✓ FNHB (DU) 30 - Fannie HiBal

HRHB (DU) 30 - HomeReady HiBal

8

9. Click  Export Pricing button)

10. Click **Confirm**

11. Click **OK**

MKLENDING CORP. MORTGAGE BANKERS

WELCOME PIPELINE **ESIGN LOANS** ADD NEW LOAN QUICK PRICER APPRAISAL FORM AND MATRIX RATESHEET

Ingrid Test
1717 Broken Dreams Boulevard, Los Angeles, CA, 90027
OI Test Company

Collateral Trac... LOAN #: 230222265 TOTAL LOAN ... \$777,777.00 LOAN TYPE: Conventional Purchase INTEREST RA... 7.750% / 77.78%

LOAN SUMMARY
URLA
PRODUCT PRICING & LOCK
LOAN ESTIMATE FEE MANAGEMENT
DOCUMENTS
ESIGN
PURCHASE CONDITIONS
DISCLOSURE TRACKING
LOAN ACTIONS
Import Additional Data
Order Credit
Order LPA
Disclosures
Submit for Non-Delegated Review
Re-Submit Loan
Change of Circumstance
Withdraw Loan

Pricing Info User Tutorial

SEARCH FIELDS

Search Result View

☐ Show Rates in 125 ☐ Show Disqualified by QM Rules

Rate Price Program
Min % Max % Min Max All

Eligible (11) Ineligible (11)

30 Years Fixed Conventional Purchase

Rate	Price	Payment	DTI	Cost to Borrower	Comp. Plan	Program	Price Adj	Rate Adj	Actions
6.875 %	☐	3,538	\$5,109	42.52 %	\$27,518	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.000 %	☐	3,106	\$5,175	42.95 %	\$24,158	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.125 %	☐	2,638	\$5,240	43.39 %	\$20,518	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.250 %	☐	2,096	\$5,306	43.83 %	\$16,302	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.375 %	☐	1,656	\$5,372	44.27 %	\$12,880	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.500 %	☐	1,268	\$5,438	44.71 %	\$9,862	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.625 %	☐	0,921	\$5,505	45.16 %	\$7,163	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.750 %	☐	0,721	\$5,572	45.60 %	\$5,608	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
7.875 %	☐	0,372	\$5,639	46.05 %	\$2,893	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
8.000 %	☐	0,040	\$5,707	46.50 %	\$311	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	
8.125 %	☐	-0,280	\$5,775	46.96 %	-\$2,178	FNHB (DU) 30 - Fannie HiBal	1,500	0.0000 %	

Export Pricing

Fields	Old Pricing Results	New Pricing Results
Rate Sheet ID	632e1a91ce8ad0000124ad7a	632e1f28ce8ad0000124c04b
Loan Program	Special HiBal DU 30 (SHB DU 30)	FNHB (DU) 30 - Fannie HiBal
Date	10/24/2023 12:51:01 PM	10/24/2023 1:01:18 PM
Valid Period	08/21/2023 8:48:26 AM	10/24/2023 9:00:04 AM
Property City	Hollywood	Los Angeles
Rate	7.5	7.75
Price	100.108	99.279

[Rate Sheet Date: 8/21/2023, 8:48:26 AM America/Los_Angeles]

Cancel Confirm

INFO

The action was queued and is going to be retried at a later time

OK

12. Click **Request Lock**

13. Click **Confirm**

MKLENDING CORP.
MORTGAGE BANKERS

WELCOME PIPELINE ESIGN LOANS ADD NEW LOAN QUICK PRICER APPRAISAL FORM AND MATRIX RATESHEET

Ingrid Test
1717 Broken Dreams Boulevard, Hollywood, CA, 90027
01 Test Company

COLATERAL TRAC... LOAN # 230232265 TOTAL LOAN ... \$777,777.00 LOAN TYPE Conventional INTEREST RA... 7.900%
Corresponden... 123456789 VA LOAN SU... 800 PURPO... Purchase LOAN TO VAL... 77.78% / 77.78%

LOAN SUMMARY
URLA
PRODUCT PRICING & LOCK
LOAN ESTIMATE FEE MANAGEMENT
DOCUMENTS
ESIGN
PURCHASE CONDITIONS
DISCLOSURE TRACKING
LOAN ACTIONS
Import Additional Data
Order Draft
Order LPA
Disclosures
Submit for Non-Delegated Review
Re-Submit Loan
Change of Circumstance
Withdraw Loan

Scenario Pricing Request

MK Lending Corp

Rate Sheet ID: 632ef128ce8ad0000124c04b
Rate Sheet Date: 10/24/2023, 9:00:04 AM

Priced on 10/24/2023, 1:02:00 PM Impersonated with Test User
Priced using historical rates as of 10/24/2023, 1:01:52 PM

Note Rate	7.750 %	Purchase Price	\$1,000,000	Appraised Value	\$1,000,000
Price	0.721 points	Loan Amount	\$777,777	Purchase as	Primary Residence
LTV	77.778 %	Lock Period	30 Days lock	Property Type	Single Family
Loan Program	FNHB (DU) 30 - Fannie HBAI	Compensation	Borrower Paid	Nbr of Units	1 Unit
Loan Type	Fixed	Terms	30 Years	Waive Admin Fee	No
APR	7.825 %	Monthly Payment	\$5,572	Impound Waiver	No
FICO Score	800	Lock Expiration Date	11/24/23	AUS	DU
				Back-End DTI	44.712 %

More Details ...

Lock Information

Test User Priced Date 10/24/2023, 1:02:00 PM Impersonated with Test User Price Change Log

Priced using historical rates as of 10/24/2023, 1:01:52 PM
MK Lending Corp

Comment

[Rate Sheet Date: 8/21/2023, 8:48:26 AM America/Los_Angeles] [Rate Sheet Date: 10/24/2023, 9:00:04 AM America/Los_Angeles]

Price
Request Lock

Lock Information

Test User Priced Date 10/24/2023, 1:02:00 PM Impersonated with Test User Price Change Log

Priced using historical rates as of 10/24/2023, 1:01:52 PM
MK Lending Corp

Comment

[Rate Sheet Date: 8/21/2023, 8:48:26 AM America/Los_Angeles] [Rate Sheet Date: 10/24/2023, 9:00:04 AM America/Los_Angeles]

Price
Request Lock

12

Are you sure you want to submit a lock request?

Cancel Confirm

13

14. If lock request is completed, you will see “**Lock Requested**” as below.

**If you do not see “Lock Requested”, please contact locks@mkclending.com.*

MKLENDING CORP. MORTGAGE BANKERS

WELCOME PIPELINE **ESIGN LOANS 1** ADD NEW LOAN QUICK PRICER APPRAISAL FORM AND MATRIX RATESHEET

Ingrid Test
1717 Broken Dreams Boulevard, Los Angeles, CA, 90027
01 Test Company

Collateral Trac... LOAN #: 230222265 TOTAL LOAN ... \$777,777.00
Corresponden... 123456789 VA LOAN SU... 800

Priced on 10/26/2023, 10:59:18 AM Impersonated with Test User
Priced using historical rates as of 10/26/2023, 10:59:11 AM

Note Rate	7.750 %	Purchase Price	\$1,000,000
Price	0.721 points	Loan Amount	\$777,777.00
LTV	77.778 %	Lock Period	30 Days
Loan Program	FNHB (DU) 30 - Fannie HiBal	Compensation	Borrower
Loan Type	Fixed	Terms	30 Y
APR	7.825 %	Monthly Payment	\$5,000.00
FICO Score	800	Lock Expiration Date	11/26/2023

More Details ...

Lock Information 14

Test User: Lock Requested Date 10/26/2023, 10:59:47 AM
MK Lending Corp.

[Rate Sheet Date: 10/24/2023, 9:00:04 AM America/Los_Angeles]. [Rate Sheet Date: 10/26/2023, 8:52:21 AM America/Los_Angeles]. [Rate Sheet Date: 10/26/2023, 8:52:21 AM America/Los_Angeles]

MKLENDING CORP. MORTGAGE BANKERS

WELCOME PIPELINE **ESIGN LOANS 1** ADD NEW LOAN QUICK PRICER APPRAISAL FORM AND M

Ingrid Test
1717 Broken Dreams Boulevard, Los Angeles, CA, 90027
01 Test Company

Collateral Trac... LOAN

LOAN SUMMARY

URLA

PRODUCT PRICING & LOCK

LOAN ESTIMATE FEE MANAGEMENT

DOCUMENTS

ESIGN

PURCHASE CONDITIONS

DISCLOSURE TRACKING

LOAN ACTIONS

Import Additional Data

Order Credit

Order LPA

Disclosures

Submit for Non-Delegated Review

Re-Submit Loan

Ingrid Test
\$777,777.00

Loan Type Conventional	Document Type FullDocumentation
Lien Position FirstLien	Loan Purpose Purchase
Amortization Type Fixed	Purpose of ReFi -
Amortization Term 360	

Lock Requested 7.750% 14

Final Price

Commitment Type -	Lock Date -
Commitment Number -	Lock Expiration //
Delivery Type -	Lock Days -

Lock Desk member will be in contact shortly to confirm the lock.

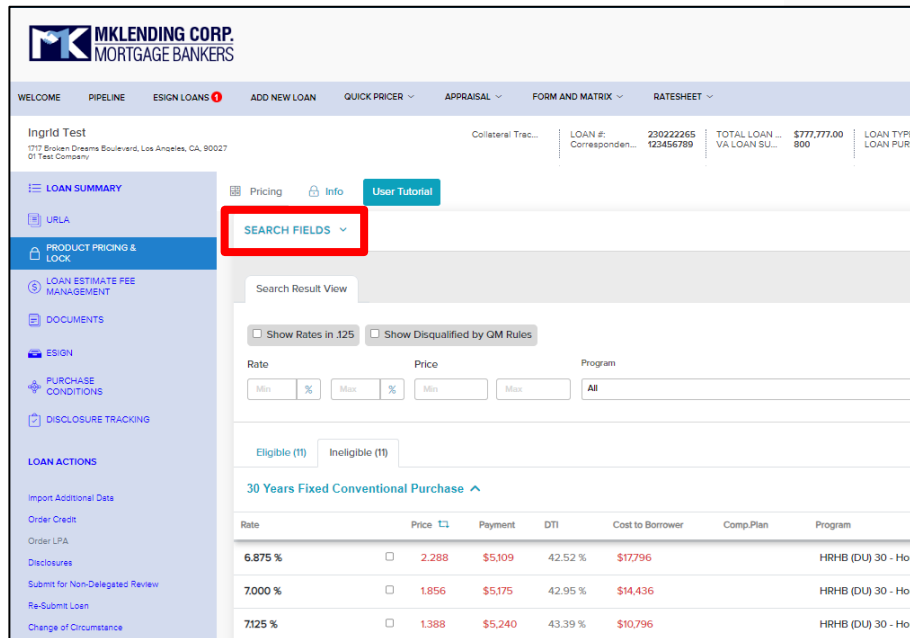


Appendix

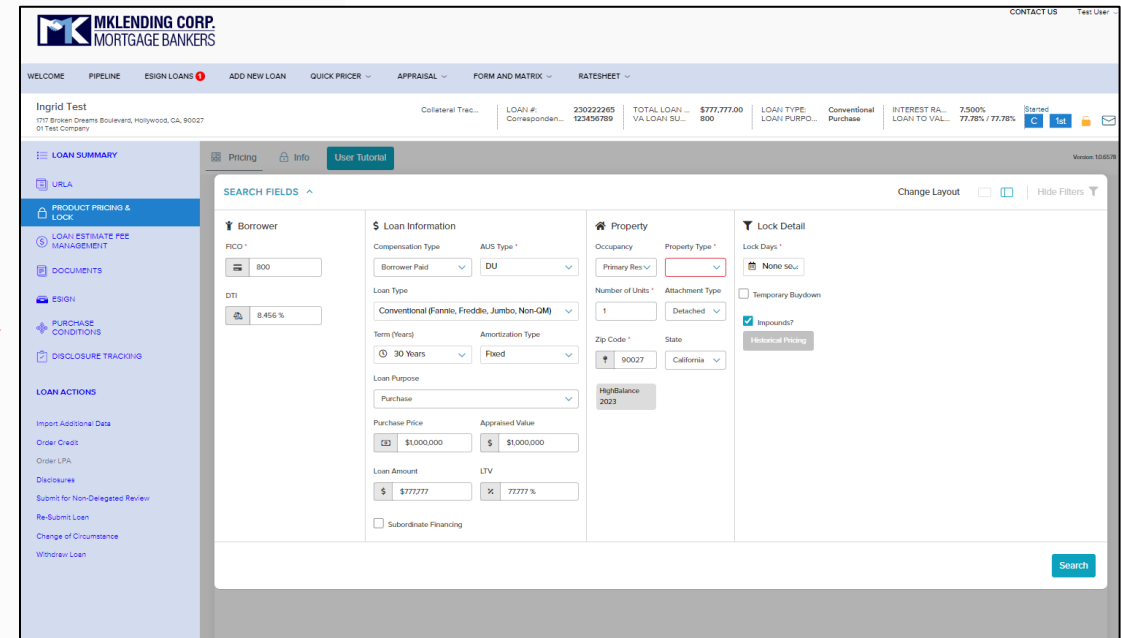
- Appendix 1: Going Back to Search Fields
- Appendix 2: Changing the Layout
- Appendix 3: Borrower Paid Comp vs Lender Paid Comp
- Appendix 4: How to see Price Adjustments
- Appendix 5: Checking Lock Detail
- Appendix 6: Downloading Lock Confirmation
- Appendix 7: Ineligible (Disqualified)

Appendix 1: Going back to Search Fields

* Click  if you want to go back to the Search Fields

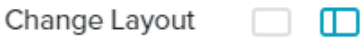


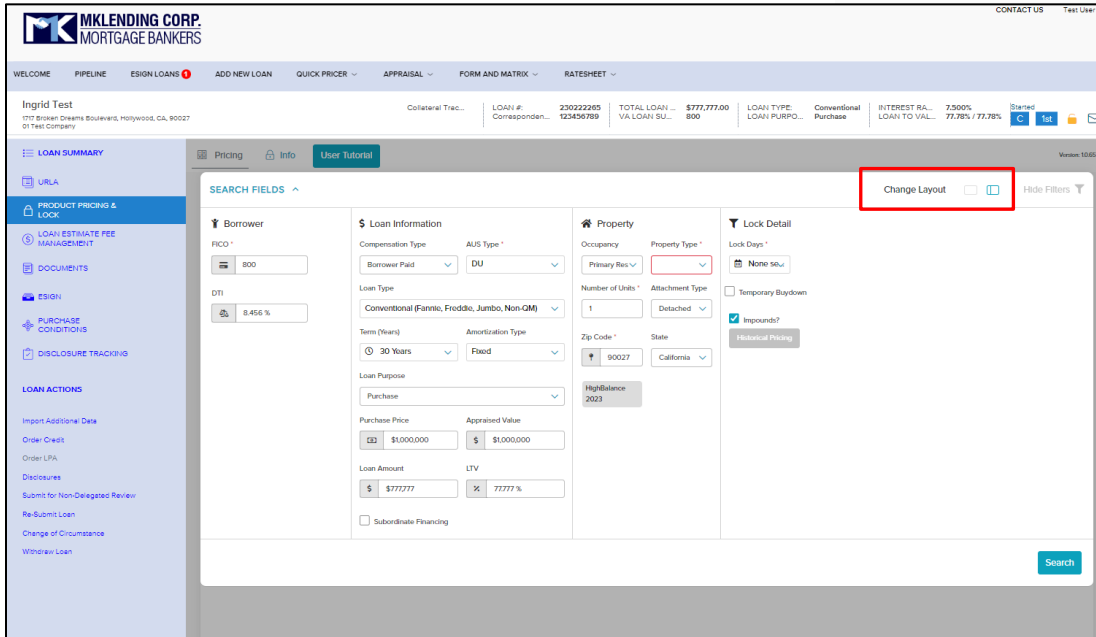
The screenshot shows the MKLENDING CORP. MORTGAGE BANKERS dashboard. The left sidebar contains a menu with items like LOAN SUMMARY, URLA, PRODUCT PRICING & LOCK, and LOAN ACTIONS. The main content area displays a 'Search Result View' with filters for Rate, Price, and Program. A red box highlights the 'SEARCH FIELDS' button in the top navigation bar.



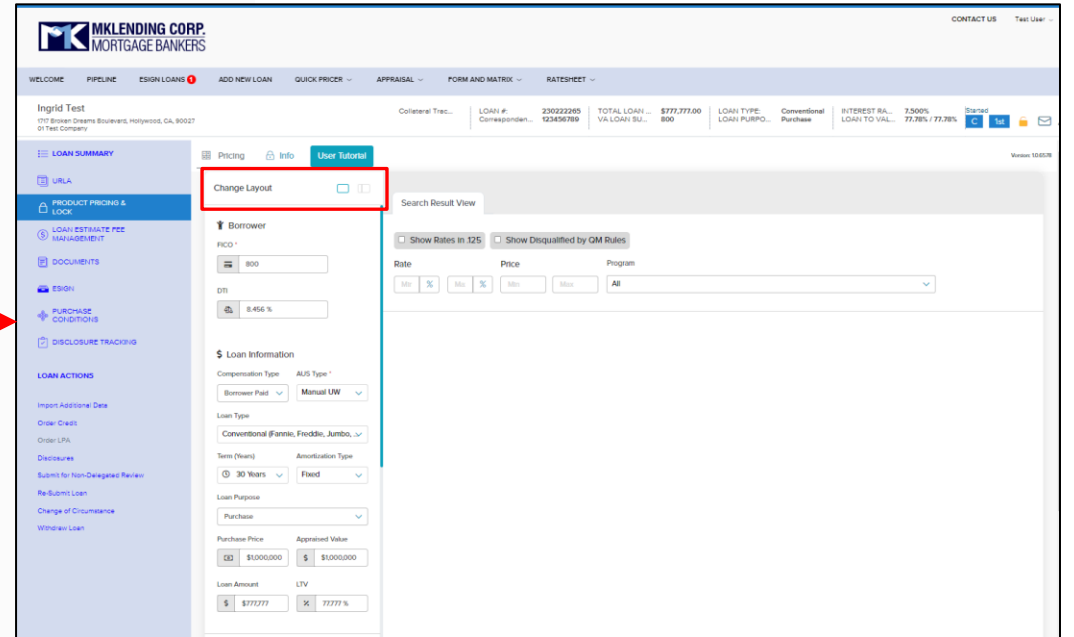
The screenshot shows the 'SEARCH FIELDS' page in the MKLENDING CORP. MORTGAGE BANKERS dashboard. The page is divided into several sections: Borrower, Loan Information, Property, and Lock Detail. Each section contains various input fields for loan details, such as FICO, DTI, Loan Type, Term, Amortization Type, Property Type, and Lock Days. A 'Search' button is located at the bottom right of the page.

Appendix 2: Changing the Layout

* Click  if you like to change the Layout



The screenshot shows the MKLENDING CORP. MORTGAGE BANKERS interface. The top navigation bar includes links like WELCOME, PIPELINE, ESIGN LOANS, ADD NEW LOAN, QUICK PRICER, APPRAISAL, FORM AND MATRIX, and RATESHEET. The main content area is divided into sections: Borrower, Loan Information, Property, and Lock Detail. The 'Change Layout' button is highlighted with a red box.



The screenshot shows the MKLENDING CORP. MORTGAGE BANKERS interface after clicking the 'Change Layout' button. The layout is more compact and organized, with the 'Change Layout' button still highlighted with a red box. The interface now includes a 'Search Result View' section on the right side.

Appendix 3: Borrower Paid Comp vs Lender Paid Comp

Borrower Paid
Comp



Rate		Price 	Payment	APR	DTI	Cost to Borrower	Borrower Paid	Comp.Plan
6.500 %	☐	97.131	\$4,916	6.782%	41.23 %	\$22,314	\$22,314	
6.625 %	☐	97.607	\$4,980	6.861%	41.66 %	\$18,612	\$18,612	
6.750 %	☐	98.265	\$5,045	6.922%	42.09 %	\$13,494	\$13,494	
6.875 %	☐	98.623	\$5,109	7.012%	42.52 %	\$10,710	\$10,710	

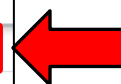
Lender Paid
Comp



Rate		Price 	Payment	APR	DTI	Cost to Borrower	Lender Paid	Comp.Plan
6.500 % 	☐	95.131	\$4,916	6.987%	61.49 %	\$37,870	\$15,556	-2.000
6.625 % 	☐	95.607	\$4,980	7.066%	61.88 %	\$34,168	\$15,556	-2.000
6.750 % 	☐	96.265	\$5,045	7.126%	62.26 %	\$29,050	\$15,556	-2.000
6.875 % 	☐	96.623	\$5,109	7.216%	62.65 %	\$26,266	\$15,556	-2.000

Appendix 4: How to see Price/Rate Adjustment

30 Years Fixed Conventional Purchase ^										
Rate		Price	Payment	Cost to Borrower	Lender Paid	Comp.Plan	Program	Rules	Price Adj	Rate Adj.
6.875 %	☐	4.608	\$2,628	\$18,432	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.000 %	☐	4.146	\$2,661	\$16,584	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.125 %	☐	3.739	\$2,695	\$14,956	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.250 %	☐	3.020	\$2,729	\$12,080	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.375 %	☐	2.580	\$2,763	\$10,320	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.500 %	☐	2.160	\$2,797	\$8,640	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.625 %	☐	1.810	\$2,831	\$7,240	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf		3.000	0.000%
7.750 %	☐	1.210	\$2,866	\$4,840	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf	Details - 6.875 % - FNC (DU) 30 - Fannie Conf Fees and Costs Adjustments and Disqualifications		
7.875 %	☐	0.890	\$2,900	\$3,560	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf			
8.000 %	☐	0.640	\$2,935	\$2,560	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf			
8.125 %	☐	0.510	\$2,970	\$2,040	\$8,000	-2.000	FNC (DU) 30 - Fannie Conf			



Click

Details - 6.875 % - FNC (DU) 30 - Fannie Conf

+ Fees and Costs

- Adjustments and Disqualifications

6.875 % - FNC (DU) 30 - Fannie Conf

Rate Sheet ID: 632e1e2ece8ad0000124bd5a

Type	Base	Adjustments	Final
Price	1.608	3.000	4.608
Rate	6.875 %	0.000 %	6.875 %

Pricing Adjustment

Description	Adjustments
Purchase (FICO/LTV) - 740-759 / LTV 75.01 % - 80.0 %	0.875
30 days lock	0.125
Comp. Plan	2.000

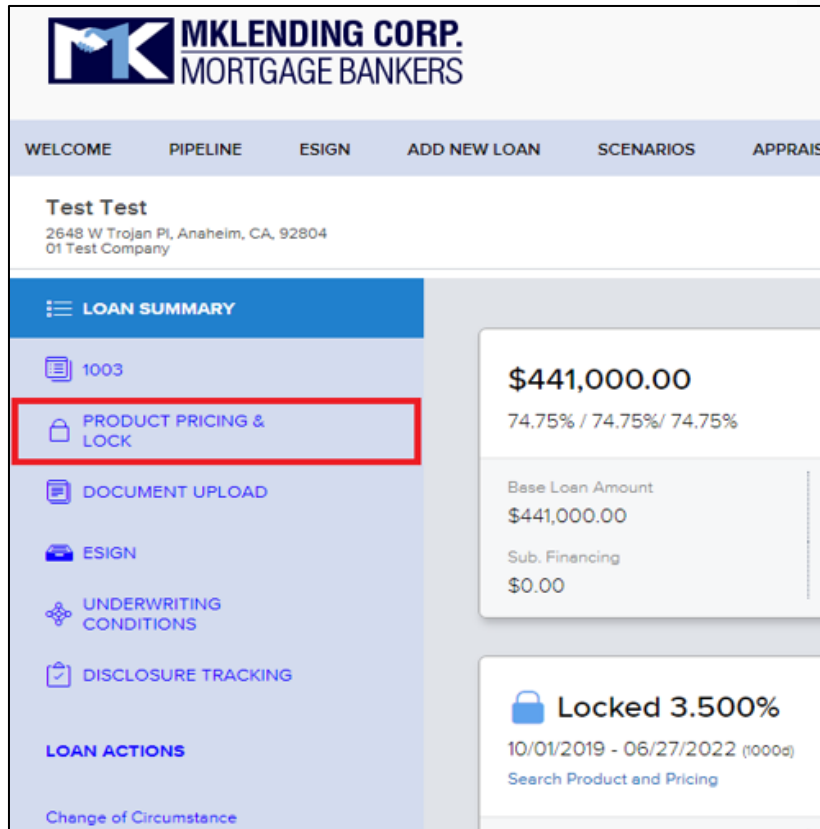
Pricing Disqualification

Description	Adjustments
-------------	-------------

Appendix 5: Checking Lock Detail

1. Click **PRODUCT PRICING & LOCK**

2. See Pricing and Adjustment Detail



MKLENDING CORP.
MORTGAGE BANKERS

WELCOME PIPELINE ESIGN ADD NEW LOAN SCENARIOS APPRAISAL

Test Test
2648 W Trojan Pl, Anaheim, CA, 92804
01 Test Company

LOAN SUMMARY

1003

PRODUCT PRICING & LOCK

DOCUMENT UPLOAD

ESIGN

UNDERWRITING CONDITIONS

DISCLOSURE TRACKING

LOAN ACTIONS

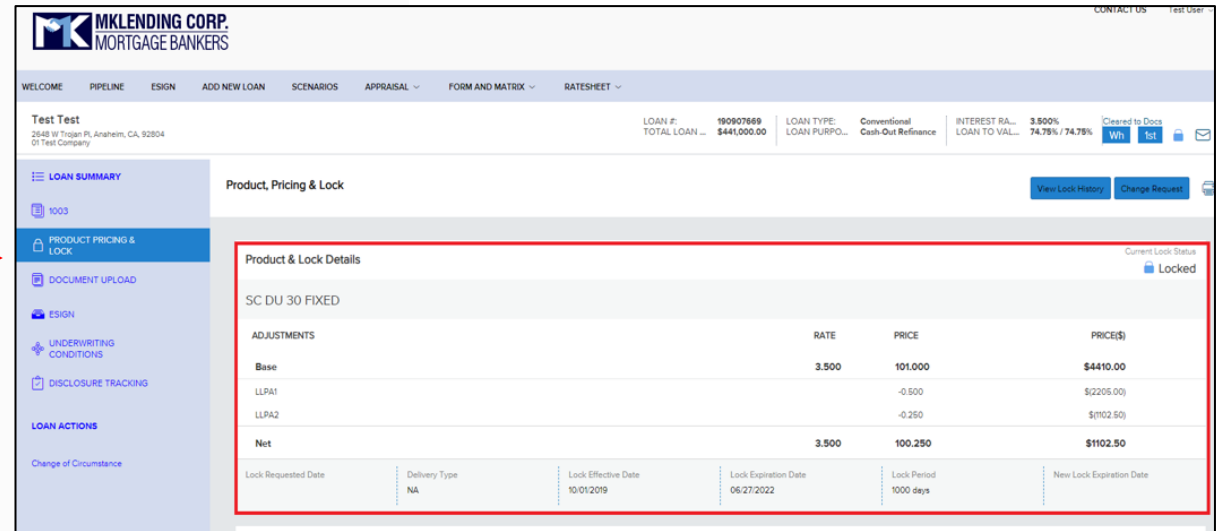
Change of Circumstance

\$441,000.00
74.75% / 74.75% / 74.75%

Base Loan Amount
\$441,000.00

Sub. Financing
\$0.00

Locked 3.500%
10/01/2019 - 06/27/2022 (100000)
[Search Product and Pricing](#)



MKLENDING CORP.
MORTGAGE BANKERS

WELCOME PIPELINE ESIGN ADD NEW LOAN SCENARIOS APPRAISAL FORM AND MATRIX RATESHEET

Test Test
2648 W Trojan Pl, Anaheim, CA, 92804
01 Test Company

LOAN #: 190907669
TOTAL LOAN: \$441,000.00

LOAN TYPE: Conventional
LOAN PURPOSE: Cash Out Refinance

INTEREST RATE: 3.500%
LOAN TO VALUE: 74.75% / 74.75%

Cleared to Docs
[Wh](#) [1st](#)

Product, Pricing & Lock

[View Lock History](#) [Change Request](#)

Product & Lock Details

SC DU 30 FIXED

ADJUSTMENTS	RATE	PRICE	PRICE(\$)
Base	3.500	101.000	\$4410.00
LLPA1		-0.500	\$(2205.00)
LLPA2		-0.250	\$(102.50)
Net	3.500	100.250	\$1102.50

Lock Requested Date: 10/01/2019 Delivery Type: NA Lock Effective Date: 10/01/2019 Lock Expiration Date: 06/27/2022 Lock Period: 1000 days New Lock Expiration Date:

Current Lock Status: **Locked**

Appendix 6: Downloading Lock Confirmation

If you haven't received a lock confirmation, you can download it in the TPO Portal

1. To download the latest lock confirmation, click **Underwriting Conditions Uploads**
2. Click **Lock Confirmation** in the **Misc: Internal-Lock**
3. Click the **download button**

The screenshot illustrates the process of downloading a lock confirmation from the TPO Portal. It shows the 'LOAN SUMMARY' sidebar on the left, the 'Internal-Lock' document view in the center, and the 'LOCK CONFIRMATION.' upload list at the bottom. Red arrows and boxes highlight the key steps: clicking 'Underwriting Conditions Uploads' in the sidebar, selecting 'Internal-Lock' in the document list, clicking 'LOCK CONFIRMATION.' in the document content, and finally clicking the download icon (a downward arrow) in the bottom right corner of the upload list.

LOAN SUMMARY	
URLA	
PRODUCT PRICING & LOCK	
LOAN ESTIMATE FEE MANAGEMENT	
SUBMISSION DOCUMENTS UPLOADS	
ESIGN	
UNDERWRITING CONDITIONS UPLOADS	
DISCLOSURE TRACKING	
LOAN ACTIONS	
Change of Circumstance	

Misc	Internal-Lock	Docs	02/18/22	549
Evidence the loan is locked (Lock Confirmation)				
LOCK CONFIRMATION.				

LOCK CONFIRMATION.					Comments	Drag & Drop files here or	Browse for files
Lock Confirmation. 220219352	91 KB	02/22/2022 1:27 PM	Martyn Chung				
Lock Confirmation. 220219352	91 KB	02/22/2022 1:30 PM	Martyn Chung				
Lock Confirmation. 220219352	90 KB	02/24/2022 4:20 PM	Martyn Chung				
Lock Confirmation. 220219352	250 KB	02/28/2022 11:19 AM	Janet Jang				Download

Appendix 7: Ineligible (Disqualified)

100%

MORTGAGE BANKERS

CONTACT USTest User

WELCOMEPIPELINEESIGN LOANS1ADD NEW LOANQUICK PRICERAPPAISALFORM AND MATRIXRATESHEET

Ingrd Test
1717 Broken Dreams Boulevard, Los Angeles, CA, 90027
01 Test Company

Collateral Trac...
LOAN #:
Corresponden...
230222265
123456789

TOTAL LOAN ...
VA LOAN SU...
\$777,777.00
800

LOAN TYPE:
LOAN PURPO...
Conventional
Purchase

INTEREST RA...
LOAN TO VAL...
7.750%
77.78% / 77.78%

Started
C1st

LOAN SUMMARY

URLA

PRODUCT PRICING & LOCK

LOAN ESTIMATE FEE MANAGEMENT

DOCUMENTS

ESIGN

PURCHASE CONDITIONS

DISCLOSURE TRACKING

LOAN ACTIONS

Import Additional Data

Order Credit

Order LPA

Disclosures

Submit for Non-Delegated Review

Re-Submit Loan

Change of Circumstance

Withdraw Loan

PricingInfoUser Tutorial

SEARCH FIELDS

Change Layout

Hide Filters

Search Result View

☐ Show Rates in 125
☐ Show Disqualified by QM Rules

Rate

Price

Program

Min

%

Min

%

Min

Max

All

Eligible (1)
Ineligible (1)

30 Years Fixed Conventional Purchase

Loan Number: 230222265
Borrower:

Rate	Price	Payment	DTI	Cost to Borrower	Comp.Plan	Program	Price Adj	Rate Adj.	Actions
6.875 %	☐ 2.288	\$5,109	42.52 %	\$17,796		HRHB (DU) 30 - HomeReady HiBal	Disq.	Disq.	
7.000 %	☐ 1.856	\$5,175	42.95 %	\$14,436		HRHB (DU) 30 - HomeReady HiBal	Disq.	Disq.	
7.125 %	☐ 1.388	\$5,240	43.39 %	\$10,796		HRHB (DU) 30 - HomeReady HiBal	Disq.	Disq.	
7.250 %	☐ 0.846	\$5,306	43.83 %	\$6,580		HRHB (DU) 30 - HomeReady HiBal	Disq.	Disq.	

Details - 6.875 % - HRHB (DU) 30 - HomeReady HiBal

+ Fees and Costs

- Adjustments and Disqualifications

6.875 % - HRHB (DU) 30 - HomeReady HiBal

Rate Sheet ID: 63319d85ce8ad00001afb7f6

Type	Base	Adjustments	Final
Price	2.163	0.125	2.288
Rate	6.875 %	0.000 %	6.875 %

Pricing Adjustment

Description	Adjustments
30 days lock	0.125

Pricing Disqualification

Description	Adjustments
Disqualification	Average Median Income (AMI) <= 80% only



Lock Policy



Rate Lock Policy

- **Rate Sheet Policy:**

Rate sheet is published daily. Rate sheet is available at MK Lending website, www.mklending.com.

Intra- Day price changes may occur at any time without any notice based on market fluctuation.

- **Lock Hours:**

Loans may be locked Monday through Friday 9AM to 3PM PST. Holiday hours may vary and will be announced.

- **Lock Period:**

15-, 30-, 45-, and 60-day lock available based on the loan program. Please refer to the rate sheet for the lock period available for each program.

- **Lock Procedure:**

Lock must be requested on-line using the pricing engine. Broker/Lender must request the lock with the correct loan program.

MK Lending Corp. is not responsible for broker/lender choosing the wrong program and program/pricing will be revised accordingly.

Rate Lock Policy

- Manual Lock Request may be sent to lockdesk (locks@mkmlending.com) prior to lock cutoff time if:
 - 1) system is down,
 - 2) system has an error, &
 - 3) rate is from off rate sheet

Please see below for the minimum milestone required to request lock. Lock request prior to the minimum milestone will be denied.

Program	Milestone Required to Lock
Agency, FHA, Traditional Jumbo, PL/Alt/1Yr (Prime/Credit), PL/VOE/DSCR Plus, HELOAN DSCR, & DSCR Multi	Started (Pre-lock is allowed if complete submission package is uploaded by 4PM Pacific Time or pre-lock will be cancelled)
Express Jumbo, VA, EZ, MK EZ, SNQ EZ, SI, MK SI, CRA EZ, & MK CRA EZ	Approved w. Condition
ITIN	Clear to Doc

Rate Lock Policy

- **Lock Extension Policy:**

- 1) Extension Cost is 0.03% cost for 1 calendar day (including weekend).
- 2) Maximum 15 day allowed per lock extension.
- 3) Lock Extension is available up to two times.
- 4) Lock Extension is not allowed on expired loans or re-locked loans.
- 5) Lock Extension may not be available or may require minimum 7-day lock extension for Non-QM products with remarks on the rate sheet.
- 6) Locks expiring on the weekend or holiday will roll to the next business day.

Rate Lock Policy

■ Re-lock Policy:

Program	Re-lock Policy
Agency, FHA, VA, Jumbo, Easy Doc (EZ), Stated Income (SI), & HELOAN	1) Within 30 days after lock expiration date, re-lock case will be applied with Worst-Case Pricing and 0.25% Re-lock fee upon request. 2) After 30 days from the expiration date, New Lock will be allowed with the current market pricing. 3) Re-lock is only available after the lock expiration date. 4) Current pricing adjustments and product guidelines from rate sheet and matrix will be applied. 5) Re-lock is allowed only one time and no lock extension will be allowed. 6) Re-lock request must be made prior to lock cutoff 2PM PST. 7) Re-lock term will stay same as original lock term (Jumbo/HELOAN: 15 day relock only)
PL/VOE/DSCR Plus, PL/Alt/1Yr (Prime/Credit), & DSCR/DSCR Multi	1) Within 45 days after lock expiration date, re-lock case will be applied with Worst-Case Pricing and 0.25% Re-lock fee upon request. 2) After 45 days from the expiration date, New Lock will be allowed with the current market pricing. 3) Re-lock is only available after the lock expiration date. 4) Current pricing adjustments and product guidelines from rate sheet and matrix will be applied. 5) Re-lock is allowed only one time and no lock extension will be allowed. 6) Re-lock request must be made prior to lock cutoff 2PM PST. 7) Re-lock term will be 15 days
ITIN	Not Allowed

Rate Lock Policy

- **Program Change:**

Changing program as below will be subject to worst-case pricing.

- 1) Changing from Agency to FHA (vice versa)
- 2) Changing from Agency to Jumbo (vice versa)
- 3) Changing from FHA to Jumbo (vice versa)
- 4) Changing terms from 30/20 to 15/10 (vice versa)
- 5) Changing from QM to Non-QM (vice versa) will require a new lock.
- 6) Changing into another Jumbo or another Non-QM

- **Lock Cancellation:**

Lock cancellation requests must be made by 3PM PST on the initial locked date.

Lock cancellation requests cannot be made from a day after the initial locked date.

- **Purchase Conditions (Non-Delegated Correspondents Only):**

- 1) Collateral package to be delivered on or before lock expiration date.
- 2) Purchase conditions to be cleared within 4 calendar days or by lock expiration date, whichever is later.
- 3) 2 BPS per day will be charge if the purchase conditions are not cleared within the aforementioned time limits.

Rate Lock Policy

- **Rate Negotiation**

Eligibility (must satisfy all four conditions):

- 1) Agency, FHA, and Jumbo only (Non-QM not allowed)
- 2) Loans before CTC (clear to close)
- 3) New date rate (A) has to be lower than the original rate (B) by at least 0.25%
- 4) (A)'s pricing has to be greater than (B)'s pricing by at least 0.50

- If its eligible,

- 1) It will be re-negotiated with lower rate than the original locked rate (Same rate not allowed)
- 2) Current base price will be applied
- 3) Renegotiation fee of 0.5% will be applied
- 4) For Jumbo program, final price cannot improve.
- 5) Renegotiation is only allowed once.
- 6) Rate Lock Extension is not allowed once rate has been renegotiated