



How to Lock a Loan

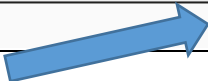
The lock screen is used when the Loan Officer is ready to complete the lock and does not need to price out a loan. The screens are very similar to our Scenario Pricer. Please enter the file and follow these instructions:

- Select **LOCK** under **Forms & Docs**
- Make sure all RED fields are completed to accurately price the loan
- To waive UW fee (usually only used on brokered loans), 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. This should **ONLY** be entered into the system on a Brokered or Retail loan!

- 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 the break down will be available for you, however (brokered) 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

If you are an Assisted Correspondent customer, please email assistedcorr@flanagansstatebank.com to advise them the loan has been locked. This will notify them to prepare the needed re-disclosures.