

Rate Lock Policy

Lock Desk: (213) 788-3577, Ext. 216
E-mail: lockinfo@nexcaphomeloans.com
Cut-Off Time: 6:00 PM (PST)

1. Rate Sheet Policy:

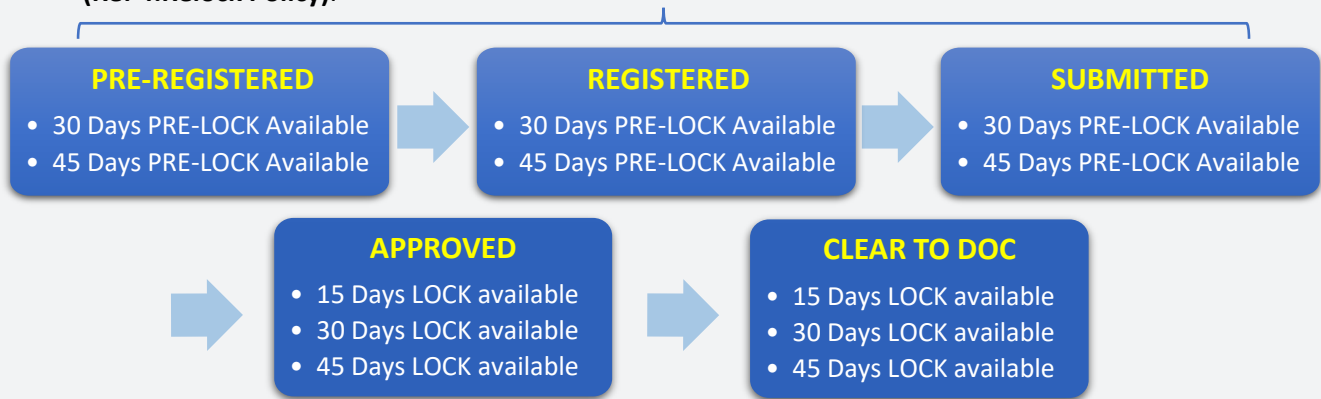
Rate sheet is published daily and distributed via email by 9:00 a.m. PST. Rate sheet can also be available at the Nexcap Wholesale website, www.nexcaphomeloans.com. Intra-Day price changes may occur at any time based on market movements without prior notice. All applicable price/rate adjustments are listed on the Daily Rate Sheet and are subject to change. Refer to the Daily Rate Sheet for current price/rate adjustments. The original lock request must be completed through the Correspondent portal at <https://broker.nexcaphomeloans.com>.

2. General Lock Policy:

2.1 Pre-Lock and Rate Lock

PRE-LOCK Policies

- Pre-locks are subject to be **CANCELLED** if all the following conditions are **NOT** met **WITHIN 5 BUSINESS DAYS** from the Pre-Lock requested date.
 - ✓ The Full package must be uploaded to the portal. **(Ref 2.1.1 Submission package)**
 - ✓ The Appraisal order must be completed. **(Ref 2.1.2 Appraisal)**
 - ✓ The loan status must be changed to "SUBMITTED".
- * Pre-Locks will not be canceled, if the loan is approved within 5 business days.
- Once canceled, the loan can be relocked with **WORST-CASE pricing + 0.250% fee** within 30 days. **(Ref 4.Relock Policy)**.
- For Jumbo files, the loan can be relocked with **WORST-CASE pricing + 0.250% fee** within 65 days. **(Ref 4.Relock Policy)**.



STANDARD LOCK Policies

- PTD is not required to be signed off.

2.1.1 Submission Package

Initial Disclosure

- ✓ Initial 1003 (check interview date/ retail or TPO)
- ✓ BROKER LE or FEE SHEET
- ✓ (Master) Settlement statement/ CD
- ✓ Intent to proceed with application (LE) = Certificate of receipt of LE
- ✓ Consent to receive electronically
- ✓ Borrower's certification of authorization
- ✓ Credit Report

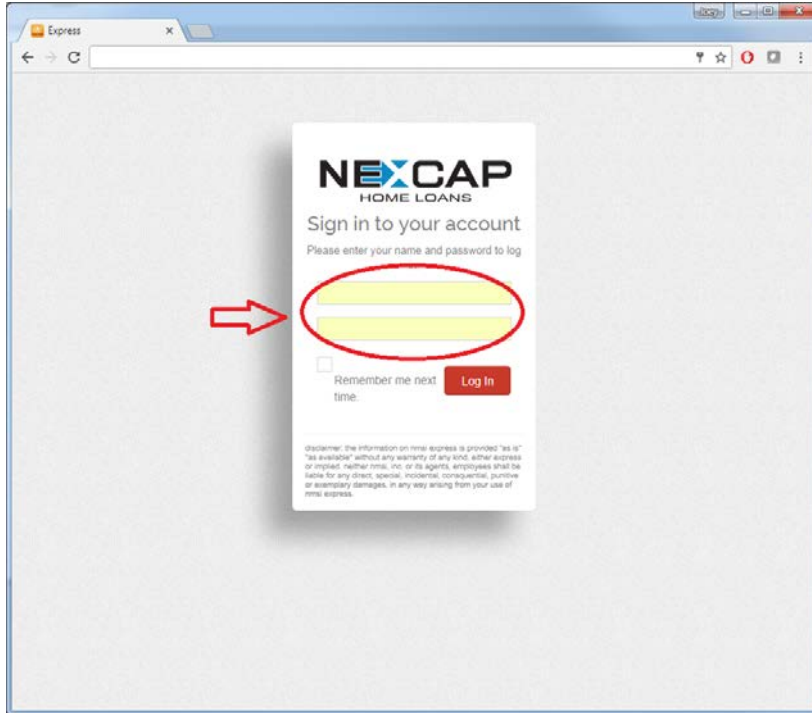
- **All Files** : Initial Disclosure
- **Jumbo Files** : Initial Disclosure
 - + **Title Updated (P.1 date & ORDER #)**
- **Self-Employed Borrower** : Initial Disclosure
 - + **Audited P&L statement OR unaudited P&L with 2 months of business bank statement.**
 - + **Borrowers personal and business tax return. (If applicable)**

2.1.2 Appraisal

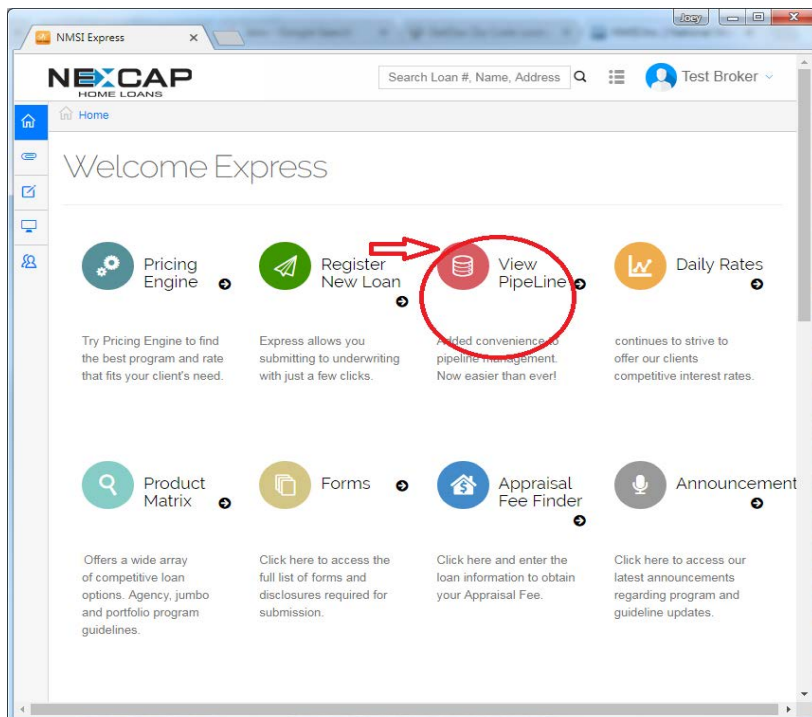
- Pre-lock
 - ✓ **HASAMC:** Order and pay appraisal through HASAMC (contact la@hasamc.com)
OR
 - ✓ **Third party AMC**
(contact appraisal@nmsigroup.com with order receipt or appraisal report)
OR
 - ✓ **Appraisal transfer** (contact appraisal@nmsigroup.com with appraisal package)
- Standard Lock
 - ✓ **HASAMC:** Order and pay appraisal through HASAMC (contact la@hasamc.com)
OR
 - ✓ **Third party AMC**
(contact appraisal@nmsigroup.com with completed appraisal report)
OR
 - ✓ **Appraisal transfer** (contact appraisal@nmsigroup.com with appraisal package)
OR
 - ✓ **PIW status update** (contact appraisal@nmsigroup.com with PIW exercised AUS)
AND
 - + **Appraisal condition must be signed off by UW after completion of submitting appraisal report**

2.2 Rate Lock Confirmation

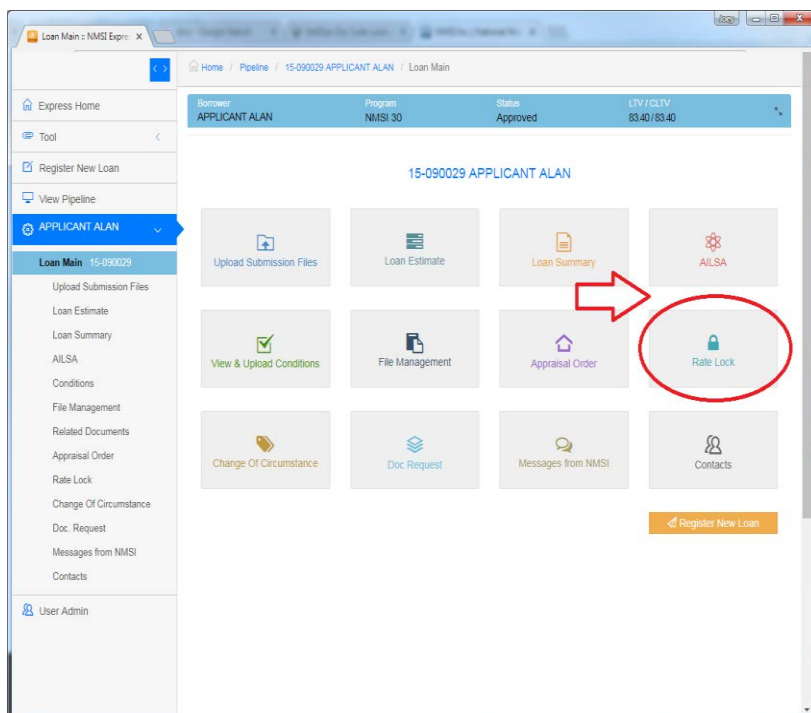
2.3.1 Lock confirmation is available at the Broker Portal once a loan has been locked.



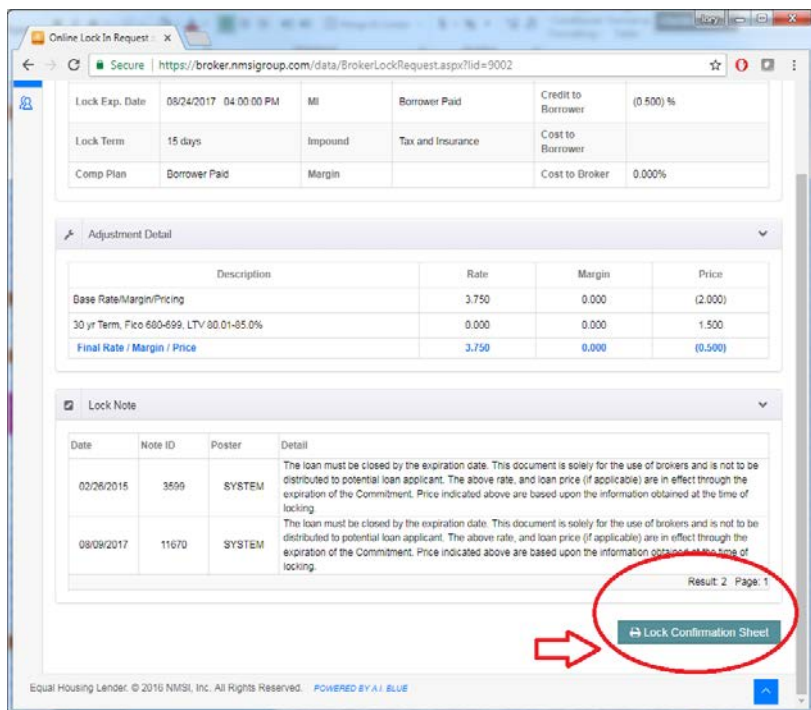
- Go to <http://broker.nexcaphomeloans.com> and **Login** with your ID and PW



- Click **“View PipeLine”** / Select a loan you are looking for.



- Click “Rate Lock”



- On the bottom of the page, you can find “Lock Confirmation Sheet” (It will be downloaded in PDF file)

3. Lock Extension Policy

3.1 Extension Costs

- 3.1.1 0.125% cost for 2 days extension (Excluding weekend or holidays)
- 3.1.2 0.250% cost for 7 days extension (Including weekend or holidays)
- 3.1.3 Longer Extension is available (Please contact Lock Desk, lockinfo@nexcaphomeloans.com).

3.2 General Lock Extension Policies

- 3.2.1 All lock extension must be requested via COC portal by 6 P.M. on or before lock expiration date; otherwise, it will be subject to **relock**.
- 3.2.2 Locks, expiring on the weekend or holiday, will roll to the next business day at no cost.

4. Relock Policy:

4.1 Inclusively, up to 30 days from lock expiration date, relock case will be applied with **Worst-Case Pricing And 0.25% Relock Cost**, if it is requested. (Submit COC through the portal for relock requests)

4.2 If a loan has been withdrawn or passed more than **30 Days** from the expiration date, **New Lock** will be allowed with the current market pricing.

(Contact Lock desk for new lock request (lockinfo@nexcaphomeloans.com))

4.3 Jumbo Files

4.3.1 Inclusively, up to 65 days from lock expiration date, relock case will be applied with **Worst-Case Pricing And 0.25% Relock Cost**, if it is requested
(Submit COC through the portal for relock requests)

4.3.2 If a Loan has been withdrawn or passed more than 65 Days from the expiration date, New Lock will be allowed with the current market pricing.

(Contact Lock desk for new lock request (lockinfo@nexcaphomeloans.com))

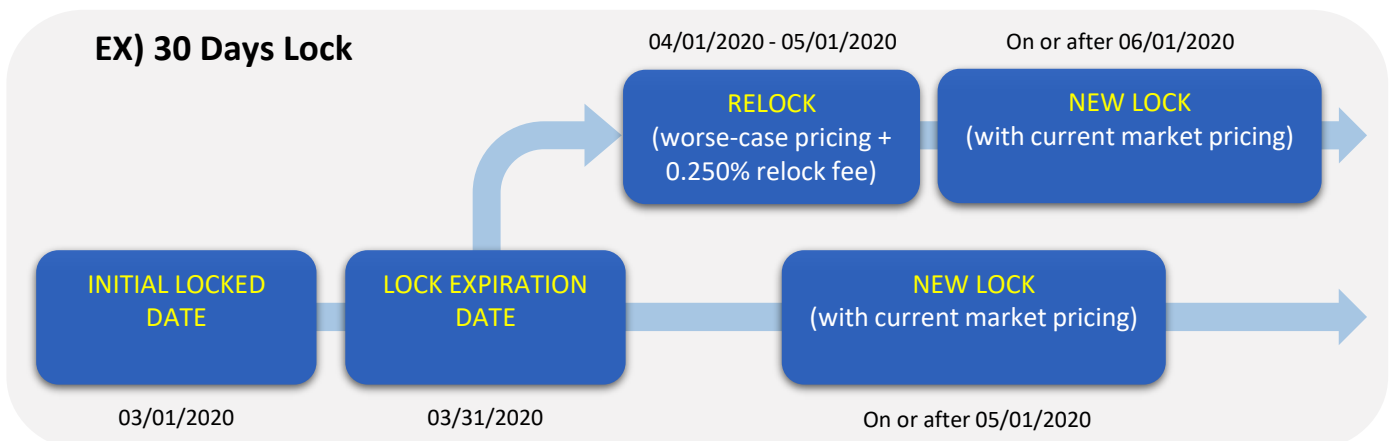
4.4 Relock is only available **From A Day After The Lock Expiration Date**.

4.5 Current pricing adjustments and product guidelines on our daily rate sheets will be applied, even if the relock receives original base pricing.

4.6 Relock is allowed for **only one time** and once the loan gets relocked, **no extension** will be allowed.

4.7 Relocks request must be received by **6 P.M.**

4.8 Lock term should remain same as previous lock.



5. Loan Program/Tier Change:

Program changes within the following program groups will be priced by using the pricing on the locked-in date of the original program.

Table 1. Program Group

Page # on Rate Sheet	Program
1	PRIME
	LP
	HBC
	SLP
2	EFC
	EHBC
3	ELP
	ESLP

Table 2. Tier

Tier	Program
Fixed	
1	PRIME30, PRIME20
	LP30, LP20
	HBC30
	SLP30
	EFC30, EFC20
	ELP30, ELP20
	EHBC30, EHBC20
	ESLP30, ESLP20
2	PRIME15, PRIME10
	LP15, LP10
	HBC15
	SLP15
	EFC15, EFC10
	ELP15, ELP10
	EHBC15
	ESLP15
ADJUSTABLE RATE (ARM)	
3	PRIME10/1, PRIME7/1
	LP10/1, LP7/1
	HBC10/1, HBC7/1
	SLP10/1, SLP7/1
	EFC10/1, EFC7/1
	ELP10/1, ELP7/1
	EHBC10/1, EHBC7/1
	ESLP10/1, ESLP7/1
4	PRIME5/1, PRIME3/1
	LP5/1, LP3/1
	HBC5/1
	SLP5/1
	EFC5/1

- 5.1 For program change in **The Same Group / Tier** (Ref. Table 1 & 2)
 - 5.1.1 Base price will be revised, based on the pricing of initial locked date, **Not** subject to the Worst-case pricing.
 - 5.1.2 LLPAs will be adjusted, based on the recent rate sheet.
- 5.2 For program change to **The Different Group / Tier** (Ref. Table 1 & 2)
 - 5.2.1 Base price will be revised with the **Worst-case pricing**, between initial locked date and requested date.
 - 5.2.2 LLPAs will be adjusted, based on the recent rate sheet.
- 5.3 No Worst-case pricing will be applied, if the program change is requested by **6 P.M.** on the initial locked date.

6. Lock Term Change Policy:

- 6.1 Lock Term Change should be requested by 6:00 P.M. (PST) on the initial locked date through COC.
- 6.2 The loan should meet all the requirements (**Ref. 2.1**) prior to COC submission.

7. Lock Cancellation Policy:

- 7.1 Lock Cancellation requests need to be done by 6:00 P.M. on the initial locked date.
- 7.2 Lock Cancellation requests cannot be made from a day after the initial locked date.
- 7.3 Please contact Lock desk (lockinfo@nexcaphomeloans.com) for a lock cancellation request in a timely manner.

8. Loan (File) Cancellation Policy:

- 8.1 Broker/Non-Delegated Correspondents must maintain a Closing Ratio of 75% or Higher. Otherwise all locks (including pre-locks) that are undelivered, canceled, and /or expired will be subject to **Lock Cancellation Fees AND Pair off** based on Market Movements.
 - 8.1.1 Cancellation Fee: \$500 / Pair off: Based on Market Movements

9. Refreshed Lock Policy:

- 9.1 All refreshed (new) locks will carry the extension and relock fee from previous locks. (If applicable)

By signing below, you agree to our Terms of service and that you have read our policy.

Signature: _____
(Broker of the Record)

Date: _____