

How to Price and Lock a Loan:

- Log on to our site <https://5thstreetcapital.mortgagebotlos.com/>
- Click on your borrower
- From the left side click 'Forms and Docs'
- Click 'Lock' - (this will not lock the loan)
- Verify all fields are accurate in the lock screen – (please use your most updated approval for data)
 - Product Name matches
 - DTI is correct
 - Escrows - make sure the loan is not HPML if you want to waive escrows:
 - [Click here to verify if your loan is HPML](#)
 - Originator Compensation choose “Lender Paid” or “Borrower Paid” depending on how the file was disclosed
- Click 'Price' at the bottom of the screen - (this will not lock the loan)
- See slide 3 if you receive a pop up with an eligibility or grid disqualification
- The Pricing Screen will appear –
 - Click the pricing to the right of the rate you want under the column 21-day pricing
 - Scroll down and read the pricing with all the adjustments *already factored* in for you
- If you are ready, click 'Lock' or just leave the page

Pipeline

Rates

Resources

Loan...1728

Equal Housing Opportunity

Jon Smith

Loan #4461291728

Type to filter...

Forms & Docs

Borrower Summary

Itemized Fee Worksheet

4506-C

Vendor Info

Lock

U/W Transmittal

Closing Docs

Status & Tracking

Imaging

Lock

Loan Information

Base Loan Amount 1st Mtg *

\$500,000.00

Financed PMI/MIP/VAFF

\$0.00

Loan Amount 1st Mtg *

\$500,000.00

Loan Amount 2nd Mtg *

\$0.00

Undrawn HELOC

\$0.00

Purchase Price

\$0.00

Appraised Value

\$700,000.00

Cash Out

\$500,000.00

DTI

0.000%

* new or existing , ¹ mm/dd/yyyy

Underwriting Method

Amort/Maturity Term

360/360

Escrow Waiver

Yes

Escrow Waiver Type

HELOC Piggyback

Estimated Closing Date ¹

LTV

71.429%

CLTV

71.429%

HCLTV

71.429%

Originator Compensation

Purpose of Loan

Refinance

Purpose of Refinance

Cash-Out/Other

Doc Type

Buydown

No

Buydown Plan

Contributor

Interest Only

No

Interest Only Period

MI

No

MI Coverage

LPMI

Seller Contributions

Down Payment Assistance

- If an error message pops up in a new window reflecting “Eligibility Disqualifications” or “Grid Disqualification” which will not let you lock, exit the popup screen and Select “NO” next to validate lock eligibility at the bottom of the Lock screen
- Next, select “Price”

5th Street Capital - Internet Explorer

https://5thstreetcapital.mortgagebotlos.com/legacy/services/Lock/F

Eligibility Disqualifications

Product H A+ Eligibility

Rule 781: Need Credit Grade A+

Grid Disqualification

The areas in red below indicate where your scenario did not meet the eligi product.

Loan Amount	LTV	CLTV	Purpose	Units	Occupancy	Credit Score	DTI
1 st Mtg							
Full Doc							
\$1,000,000	85.00%	85.00%	C/O	1-4	O/O, SH	720	43.00
\$1,000,000	80.00%	80.00%	C/O	1-4	O/O, SH	660	43.00
\$1,500,000	85.00%	85.00%	C/O	1-4	O/O, SH	720	43.00
\$1,500,000	80.00%	80.00%	C/O	1-4	O/O, SH	660	43.00
\$2,500,000	80.00%	80.00%	C/O	1-4	O/O, SH	720	43.00
\$2,500,000	75.00%	75.00%	C/O	1-4	O/O, SH	660	43.00

Additional Information

Comments

Validate Duplicate SSN ☒ Yes ☐ No

Validate Lock Eligibility ☐ Yes ☒ No

Price Cancel

In this example:

- The Borrower is getting 7.875% rate at no cost
- The Loan Officer is getting 1 point lender paid comp from 5th Street Capital,inc.

7.875%	100.000
7.750%	99.750
7.625%	99.500
7.500%	99.250
7.375%	99.000
7.250%	98.750
7.125%	98.500
6.990%	98.250
6.875%	98.000
6.750%	97.750
6.625%	97.500
6.500%	97.250
6.375%	97.000
6.250%	96.750
6.125%	96.500
6.000%	96.250

Net Buy Price Detail			
Lock Period 21 Days	Rate	Price	Margin
Base	7.875%	103.250	4.500%
Adjustments	0.000%	-3.250	0.000%
<i>LTV > 70 and LTV <= 75 and Credit Score > 759 then price adjustment = -0.75</i>	0.000%	-0.750	0.000%
<i>LTV > 70 and LTV <= 75 and Purpose of Refinance is Cash-Out/Other then price adjustment = -1.25</i>	0.000%	-1.250	0.000%
<i>DTI <= 85 and Escrow Waiver is true then price adjustment = -0.25</i>	0.000%	-0.250	0.000%
<i>Originator Compensation is Lender Paid and Instld is 929050257 then price adjustment = -1</i>	0.000%	-1.000	0.000%
Net Price	7.875%	100.000	4.500%