

# 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

Type to filter...

**Forms & Docs** ←

- Borrower Summary
- 1003
- Vendor Info
- Register Loan
- Lock**
- U/W Transmittal
- U/W Conditions/Decision

Doc Packages

Services

Actions

Imaging

## Lock

Fields marked in red are required; all others are optional.

Expand All Collapse All

- Contact Information
- Product Information
- Borrower Information
- Property Information
- Loan Information

|   |   |   |
|---|---|---|
| <p><b>Base Loan Amount 1st Mtg *</b></p> <input type="text" value="\$3,000,000.00"/> <p><b>Financed PMI/MIP/VAFF</b></p> <input type="text" value="\$0.00"/> <p><b>Loan Amount 1st Mtg *</b></p> <input type="text" value="\$3,000,000.00"/> <p><b>Loan Amount 2nd Mtg *</b></p> <input type="text" value="\$0.00"/> <p><b>Undrawn HELOC</b></p> <input type="text" value="\$0.00"/> <p><b>Purchase Price</b></p> <input type="text" value="\$4,050,000.00"/> <p><b>Appraised Value</b></p> <input type="text" value="\$4,000,000.00"/> <p><b>Cash Out</b></p> <input type="text" value="\$0.00"/> <p><b>DTI</b></p> <input type="text" value="9.830%"/> <p style="font-size: x-small;">* new or existing ; * mm/dd/yyyy</p> <p><b>Underwriting Method</b></p> <input type="text"/> | <p><b>Amort/Maturity Term</b></p> <input type="text" value="380/380"/> <p><b>Escrow Waiver</b></p> <input type="text" value="No"/> <p><b>Escrow Waiver Type</b></p> <input type="text"/> <p><b>HELOC Piggyback</b></p> <input type="text" value="No"/> <p><b>Estimated Closing Date *</b></p> <input type="text" value="9/11/2017"/> <p><b>LTV</b></p> <input type="text" value="75.000%"/> <p><b>CLTV</b></p> <input type="text" value="75.000%"/> <p><b>HCLTV</b></p> <input type="text" value="75.000%"/> <p><b>Originator Compensation</b></p> <input type="text"/> | <p><b>Purpose of Loan</b></p> <input type="text" value="Purchase"/> <p><b>Purpose of Refinance</b></p> <input type="text"/> <p><b>Doc Type</b></p> <input type="text" value="Full Documentation"/> <p><b>Buydown</b></p> <input type="text" value="No"/> <p><b>Buydown Plan</b></p> <input type="text"/> <p><b>Contributor</b></p> <input type="text"/> <p><b>Interest Only</b></p> <input type="text" value="No"/> <p><b>Interest Only Period</b></p> <input type="text"/> <p><b>MI</b></p> <input type="text" value="No"/> <p><b>MI Coverage</b></p> <input type="text"/> <p><b>LPMI</b></p> <input type="text" value="No"/> <p><b>Seller Contributions</b></p> <input type="text" value="No"/> <p><b>Down Payment Assistance</b></p> <input type="text" value="No"/> |
|---|---|---|

- Construction/Construction Permanent Only
- Other Lock Information
- Credit Information
- Additional Information

- 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 eligibi product.

| Loan Amount | LTV    | CLTV   | Purpose | Units | Occupancy | Credit Score | DTI   |
|-------------|--------|--------|---------|-------|-----------|--------------|-------|
| \$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 |

**Full Doc**

**Additional Information**

Comments

Validate Duplicate SSN  Yes  No

Validate Lock Eligibility  Yes  No

Price Cancel

# Lock

Product Name: Non-Conforming 5/6 SOFR Arm 5Sch

Product Code: NCA56S H

Rate Sheet Effective Time: 5/6/2021 10:40:00 AM

Price Sheet Code: R1

Note: Please click on the desired price based on the lock days and note rate.

| Note Rate | 21 days |
|-----------|---------|
| 6.125%    | 100.000 |
| 5.990%    | 100.000 |
| 5.875%    | 99.750  |
| 5.750%    | 99.500  |
| 5.625%    | 99.250  |
| 5.500%    | 99.000  |

In this example:

- The Borrower is getting 5.99% rate at no cost
- The Loan Officer is getting 1 point lender paid comp from 5th Street Capital

| Net Buy Price Detail   |               |                |               |          |          |
|--|---------------|----------------|---------------|----------|----------|
| Lock Period 21 Days  | Rate          | Price          | Margin        |          |          |
| Base   | 5.990%        | 103.250        | 3.500%        |          |          |
| Adjustments (Edit)   | 0.000%        | -3.250         | 0.000%        |          |          |
| <i>LTV &gt; 75 and LTV &lt;= 80 and Credit Score &gt; 719 and Credit Score &lt;= 739 then price adjustment = -1.75</i>                 | 0.000%        | -1.750         | 0.000%        |          |          |
| <i>Total Loan Amount &gt;= 200000 and Total Loan Amount &lt; 500000 and LTV &gt; 65 and LTV &lt;= 80 then price adjustment = -0.75</i> | 0.000%        | -0.750         | 0.000%        |          |          |
| <i>LTV &gt; 75 and Occupancy is Second / Vacation then price adjustment = -4</i>   | 0.000%        | -4.000         | 0.000%        |          |          |
| <i>Escrow Waiver is true then price adjustment = -0.25</i>   | 0.000%        | -0.250         | 0.000%        |          |          |
| <i>Originator Compensation is Lender Paid and InstId is 929050136 then price adjustment = -1</i>                                       | 0.000%        | -1.000         | 0.000%        |          |          |
| <b>Net Price</b>   | <b>5.990%</b> | <b>100.000</b> | <b>3.500%</b> |          |          |
| Index Description  | Index Value   |                | Initial       | Interval | Lifetime |
|  | 0.010%        | CAPS           | 2.000%        | 1.000%   | 5.000%   |
| Draw Period Months   |               |                |               |          |          |
| 0  |               |                |               |          |          |
| <input type="button" value="Lock"/> <input type="button" value="Return"/> <input type="button" value="Cancel"/>                        |               |                |               |          |          |