## **LOAN** CENTER

## How to lock new loan:

- **1.** Click into the loan from within the pipeline view.
- 2. At the top left, click Price & Lock.



3. Run through the options listed to make sure all fields are completed and accurate.

When you click "Get Lock Price" at the bottom right, any missing fields will turn red and must be completed.

Look through the pricing related loan details to make sure they are correct. You can edit or complete any of these fields by clicking the Edit Loan link in the yellow bar above:

	Nord t	to make a change? Edit Loan			
Need to make a change: Edit Loan					
Pricing Related Loan Det	tails				
Comp Source:	Lender Paid	Loan Purpose:	Purchase		
Lender Fee:	No Fee Bought Out	Loan Amount:	\$120,000.00		
Lender Fee: Property Value:	No Fee Bought Out \$150,000.00	Loan Amount: Sub Financing:	\$120,000.00 \$0.00		
Property Value:	\$150,000.00	Sub Financing:	\$0.00		
Property Value: LTV:	\$150,000.00 80.000%	Sub Financing: Underwriting Type:	\$0.00 DU		
Property Value: LTV: Underwriting Result:	\$150,000.00 80.000% DU Approve/Eligible	Sub Financing: Underwriting Type: Waive Escrows:	\$0.00 DU No		

After all fields are completed and correct, you can choose the Amortization type, loan term and lock term below. The Loan type is determined by the info in the fnm file that was uploaded, or synced from our Encompass system if it has been updated by AFR.

Lender NMLS 2826. AFR Wholesale is a division of American Financial Resources, Inc (AFR). AFR is a nationwide wholesale and correspondent lender. This is not a commitment to lend All loans subject to credit approval. Guidelines subject to change without prior notice. This information is provided to assist business professionals only and is not an advertisement extended to the consumer as defined by Section 226.2 Regulation Z. - EOE. Equal Housing Lender. Corporate Headquarters: 9 Sylvan Way, Parsippany, NJ 07054 www.afrwholesale.co



## **AFR** LOAN CENTER

Once all fields are completed and options chosen, click the **Get Lock Price** Button.

Loan Type: Loan Type was determined dur	ing registration.		Loan Term Select multip		ble)			
CONV. FHA	VA	USDA	10	15	20	25	30	
Amortization Type: select multiple (if applicable)			Lock Term Select Une	(days):				
ARM			15	50	45	60		

All eligible programs will be listed, with their corresponding loan adjusters broken out.

30 YR FIXED CONI	ORMING			
Price Adjustments (4) UW FEE BUYOUT: LOAN AM TERM >15 YEARS: SCORE 70 LOAN AMT > \$85K - \$125K: COMP ADJUSTMENT: -2.75	0 - 719, LTV > 75, LTV <= 80; <b>-1.250</b> - <b>0.500</b>			
	Rate	Price	Payment (P&I)	Lock Request
ock Period 30 Days	5.000%	101.867	\$644.19	REQUEST
Expiration Date 04/11/2016	4.990%	101.817	\$643.45	REQUEST
	4.875%	101.359	\$635.05	REQUEST
	4.750%	100.851	\$625.98	REQUEST

Scroll down for more eligible programs and a list of any ineligible programs. If ineligible, the reasons why are listed right below the program.

Choose the rate you wish to lock by clicking the **Request** button to the right. Then on the next screen, confirm your request by clicking **Submit Request**.

Once successfully requested, you will get a green bar across the top indicating the lock request and the loan feed to the right will show the date/time and who requested the rate lock.



## **AFR** LOAN CENTER

A	SUBMIT TO	CHANGE DEQUEST	() ESCALATE	1 WITHDRAW		
E Loan Feed	(3)					
Price Lock Request of	created by je	eff				
	03/10/16 02	:12 PM				
Loan Edited by jeff :						
0	03/10/16 01	:12 PM				
		ie.				

Once the lock request is sent, in the time between lock request and confirmation, this yellow bar will appear at the top of the loan details screen:

A lock is pending for this loan.

The AFR Lock Desk will review and accept or deny the lock request and the lock info will be entered and viewable in the Loan Details screen.

