

Rehab Rate Lock Instructions

**FNMA HFA Preferred HomeStyle
FHLMC HFA Advantage ChoiceRenovation**

(For complete Rate Lock Instructions on First Mortgage Products, please refer to the LockDesk Training PowerPoint available on www.emasshousing.com)

Revised 8/5/2024

Loan data can be input by a 3.4 upload or manually entered in the URLA section. The comments in red on the following screenshots are specific to Rehab Loans.

LOAN INFORMATION PAGE 1

Drop Here to Upload or

Click to Browse

Loan Information

BORROWER INFORMATION

Borrower First Name

Rachel

Borrower Middle Name

Borrower Last Name

Rehab

Suffix

Select an Option

Social Security Number

098-09-8098

PROPERTY INFORMATION

Street Address

500 Main Street

Unit Type

Select an Option

Unit Number

City

Saugus

State

Massachusetts

LOAN DETAILS

Seller Loan #

Universal Loan Identifier

Interest Rate

4%

Decision FICO

700

Loan Type

Conventional

Alternate Loan Number

Collateral Tracking Number

Lien Position

First Lien

Amortization Type

Fixed Rate

Documentation Type

(F) Full Documentation

Purpose of Loan

Can only select Conventional.
Rehab is not eligible with FHA.

Street Number

City

State

Zip

County

Property Type

Number of Units

Occupancy Type

☐ FHA Secondary Residence

Amortization Type

Documentation Type

Purpose of Loan

Choose Purchase from the dropdown.

Loan Amount

Loan Amount=TOTAL loan INCLUDING rehab amount.

Purchase Price

VALUE Including REHAB

Appraised Value

Value AFTER Rehab.

Loan Term

Due In

File Contacts

Submission Contact

Save

You have now completed a Rehab loan application and are ready to lock. Click on the **PRODUCT PRICING & LOCK** tab on the left-hand side.

Rachel Rehab

500 Main Street, Saugus, MA, 01905
01-Test Company

Loan Number	1826700	Note Rate	6.000%	DTI	-
Loan Purpose	Purchase	Program	-	LTV	95.000%
Total Loan Amount	\$475,000.00	Decision FICO	700	CLTV	95.000%

Started
C
1st

LOAN SUMMARY

URLA
PRODUCT PRICING & LOCK
DOCUMENTS
CONDITIONS
PURCHASE ADVICE

LOAN ACTIONS

Import Additional Data
Withdraw Loan
Order MI Plus
Lender Inc Certification

Rachel Rehab

00.00

Loan Type

Conventional

Lien Position

FirstLien

Amortization Type

-

Amortization Term

360

Document Type

FullDocumentation

Loan Purpose

Purchase

Purpose of ReFi

-

Not Locked 6.000%

Final Price

Commitment Type

-

Commitment Number

-

Delivery Type

-

Lock Date

Lock Expiration

Lock Days

-

Conditions

Open

Show Details

0

500 Main Street, Saugus, MA 01905

Primary 1Unit Detached

Purchase Price

\$500,000

Estimated Value

\$500,000

Decision FICO 700

Borrower

Rachel Rehab

Experian/TransUnion/Equifax

-

-

-

MI Plus

MI Only:

Select...

Please select an option in the MI Only dropdown

Key Dates

Registered	08/06/2024
Submitted for Review	-
Purchase Suspended	-
Purchase Rejected	-
Purchased Approval	-
Clear to Purchase	-
Purchase Date	-
Cancelled Date	-
Withdrawn Date	-

Click on Search Product & Pricing for your Product

WELCOME

PIPELINE

ESIGN LOANS 1

ADD NEW LOAN

SCENARIOS

QUICK LINKS

DOCUMENTS

Rachel Rehab

500 Main Street, Saugus, MA, 01905

01-Test Company

Loan Number

1826700

Loan Purpose

Purchase

Total Loan Amount

\$475,000.00

Note Rate

6.000%

Program

-

Decision FICO

700

DTI

-

LTV

95.000%

CLTV

95.000%

Started

C

1st

LOAN SUMMARY

URLA

PRODUCT PRICING & LOCK

DOCUMENTS

CONDITIONS

PURCHASE ADVICE

LOAN ACTIONS

Import Additional Data

Withdraw Loan

Order MI Plus

Lender Inc Certification

Product Pricing & Lock

Product Details

This loan does not have a loan program selected.

Simply select the "Search Product & Pricing" button to continue

Search Product & Pricing

Search Product and Pricing

1

Borrower First Name

Rachel

Borrower Last Name

Rehab

Borrower SSN

***-**-8098

Borrower Citizenship Status

U.S. Citizen

2

Representative Credit Score

700

Loan Type

Conventional

Loan Documentation Type

(F) Full Documentation

Loan Purpose

Purchase

3

Purchase Price

\$500,000.00

Appraised Value

\$500,000.00

Term Months

360

Due In

360

Amortization Type

Fixed Rate

Lock Period

30

Subordinate Financing Balance

\$

Community Second

☐

4

Base Loan Amount

\$475,000.00

MI, MIP, FF Financed

\$

Total Loan Amount

\$475,000.00

LTV

95.00

CLTV

95.00

HCLTV

95.00

Address

500 Main Street

City

Saugus

Subject Property State

Massachus...

County

Essex

Postal Code

01905

Number of Units

1

Property Type

Detached

Occupancy Type

Primary

Front End DTI

Back End DTI

Total Monthly Income

\$

AUS Findings

5

Impound Waiver

No

Prepayment Penalty

No

Self-Employed

No

Interest Only

No

LO Compensation Paid By

Lender

Target

Rate

Price

6.000 %

After you click on Search Product & Pricing this will be your next screen. Make sure all data fields with a red * are filled in. Make sure “PURCHASE” shows up in the Loan Purpose field and “Conventional” as Loan Type.

4 * Base Loan Amount MI, MIP, FF Financed * Total Loan Amount LTV CLTV HCLTV
\$475,000.00 + \$ = \$475,000.00 95.00 / 95.00 / 95.00

* Address * City
500 Main Street Saugus

* Subject Property State * County * Postal Code * Number of Units
Massachus... Essex 01905 1

* Property Type * Occupancy Type
Detached Primary

Front End DTI Back End DTI Total Monthly Income
\$ \$

AUS Findings

Engine Recommendation (DU)
DU Select One

5 Impound Waiver

☐ No

Prepayment Penalty

☐ No

Self-Employed

☐ No

Interest Only

☐ No

* LO Compensation Paid By

Lender

* Target

☒ Rate ☐ Price 6.000 %

Channel

Cancel

Search Product & Pricing

cont.'
Make sure all data fields
with a red * are filled in.

Hit the Search Product &
Pricing



Submit

Lien Information

☒ Search for First Lien
 ☐ Search for Second Lien
 ☐ Search for HELOC Second Lien

• 1st Mtg Loan Amt (Base)

• 2nd Mtg Loan Amt

• HELOC Line Amt

• HELOC Drawn Amt

Loan Information

• Price/Estimated Value

• Appraisal Amount

Loan Purpose

• Cash-Out Amount

• LTV

CLTV New

HCLTV

Waive Escrows

• Months of Reserves

Construction Loan Type

Lot Value

Cost Of Improvements

Acquisition Cost

Borrower Information

Borrower First Name

Borrower Last Name

• FICO

Self Employed

Income Documentation

Asset Documentation

Employment Documentation

DTI Ratio

Citizenship

First Time Home Buyer

Non-Occupant Coborrower

• Properties Financed

Monthly Qualifying Income

Property Information

Occupancy

Property Type

Number of Units

• Number of Stories

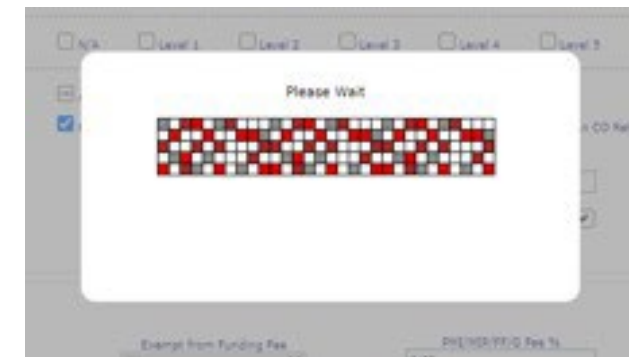
State

• County

Corporate Relocation

Property Zip

Enter Cost Of Improvements
Final Review
Hit Submit



You now have the Eligible Products you can select for your Borrower. FNMA HFA Preferred HomeStyle is the Eligible Product for your Application if you chose DU.

Search Product and Pricing

Pipeline

Search Results

New Search

RateSheet

Historical Ratesheets

Selected Loan: Loan ID: 697

Status: Registered

Borrower: Rehab

Re-Submit Options

Re-Submit

Revise Search

1st Mtg Loan Amt (Base)

250000

Interest Only

No

Property Zip

01906

LTV

83.33

Waive Escrows

No

1st Mtg Loan Amt (Total)

250000

CLTV New

AUS

Desired Rate

4

Buydown

None

Desired Price

None

Prepayment Penalty

None

Desired Lock

30

DTI Ratio

Loan Type: Conforming

Loan Term(s): 30 Yr

Amortization Type(s): Fixed

ARM Fixed Term(s):

Exp. App. Level(s):

Product Type(s): Multiple

Print

All Eligible and Ine...

Top Products by Type

Top Products

Side by Side Compari...

Blend

Best Pricing

Links	Eligible Product	Rate	Margin	APR	Price	P&L	Closing Cost (\$)	Discount/Rebate(\$)	Detail	Compare
	FNMA HFA Preferred Up To 80 AMI HomeStyle (1001)	4.068	0.000	4.068	101.550	\$1,194	\$0	-\$3,875	Show	<input type="checkbox"/>
	FNMA HFA Preferred Above 80 AMI HomeStyle (1002)	4.068	0.000	4.068	100.400	\$1,194	\$0	-\$1,000	Show	<input type="checkbox"/>

Links

Ineligible Product

Detail

	FHLJNC HFA Advantage Above 80 AMI (2002)	Show
	FHLJNC HFA Advantage Above 80 AMI ChoiceRenovation (2002)	Show
	FHLJNC HFA Advantage Up To 80 AMI (2001)	Show
	FHLJNC HFA Advantage Up To 80 AMI ChoiceRenovation (2001)	Show
	FNMA HFA Preferred Above 80 AMI (1002)	Show
	FNMA HFA Preferred Up To 80 AMI (1001)	Show
	FTHB FHLJNC HFA Advantage (2004)	Show
	FTHB FHLJNC HFA Advantage ChoiceRenovation (2004)	Show
	FTHB FNMA HFA Preferred (1004)	Show

Choose a Product and click

Will bring you to Pricing

Search Product and Pricing

Pipeline

Search Results

New Search

RateSheet

Historical Ratesheets

Selected Loan: Loan ID: 697

Status: Registered

Borrower: Rehab

Re-Submit Options

Re-Submit

Revise Search

1st Mtg Loan Amt (Base)

250000

Interest Only

No

Property Zip

01906

LTV

83.33

Waive Escrows

No

1st Mtg Loan Amt (Total)

250000

CLTV New

AUS

Desired Rate

4

Buydown

None

Desired Price

None

Prepayment Penalty

None

Desired Lock

30

DTI Ratio

Loan Type: Conforming

Loan Term(s): 30 Yr

Amortization Type(s): Fixed

ARM Fixed Term(s):

Exp. App. Level(s):

Product Type(s): Multiple

Print

All Eligible and Ine...

Top Products by Type

Top Products

Side by Side Compari...

Blend

Best Pricing

Links	Eligible Product	Rate	Margin	APR	Price	P&L	Closing Cost (\$)	Discount/Rebate(\$)	Detail	Compare
	FNMA HFA Preferred Up To 80 AMI HomeStyle (1001)	4.000	0.000	4.068	101.550	\$1,194	\$0	-\$3,875	Hide	<input type="checkbox"/>

New Pricing for lock period: 15 30 45 60

Expiration: 03/18/22

Pricing Last Updated: 02/17/22 10:07 AM

Search Timestamp: 02/17/22 10:09 AM

Rate	APR	Price	P&L	Discount/Rebate(%)	Closing Cost (\$)	Origination Charges(\$)	3rd Party Fees(\$)	Discount/Rebate(\$)	Compensation(\$)	Select
3.625	3.689	100.175	\$1140	-0.175	\$0	\$0	\$0	-\$438	\$0	<input type="checkbox"/>
3.750	3.814	100.875	\$1158	-0.875	\$0	\$0	\$0	-\$2,188	\$0	<input type="checkbox"/>
3.875	3.941	101.300	\$1176	-1.300	\$0	\$0	\$0	-\$3,250	\$0	<input type="checkbox"/>
4.000	4.068	101.550	\$1194	-1.550	\$0	\$0	\$0	-\$3,875	\$0	<input checked="" type="checkbox"/>
4.125	4.195	102.075	\$1212	-2.075	\$0	\$0	\$0	-\$5,188	\$0	<input type="checkbox"/>
4.250	4.322	102.700	\$1230	-2.700	\$0	\$0	\$0	-\$6,750	\$0	<input type="checkbox"/>
4.375	4.447	103.000	\$1248	-3.000	\$0	\$0	\$0	-\$7,500	\$0	<input type="checkbox"/>
4.500	4.574	103.325	\$1267	-3.325	\$0	\$0	\$0	-\$8,312	\$0	<input type="checkbox"/>
4.625	4.701	104.075	\$1285	-4.075	\$0	\$0	\$0	-\$10,188	\$0	<input type="checkbox"/>

Click on the lock symbol to get this rate

You now have the Eligible Products you can select for your Borrower. FHLMC HFA Advantage ChoiceRenovation is the Eligible Product for your Application if you chose LP.

PipelineSearch ResultsNew SearchRateSheetHistorical Ratesheets

Selected Loan: Loan ID: 706Status: RegisteredBorrower: Rehab

Re-Submit Options

Re-SubmitRevise Search

1st Mtg Loan Amt (Base)
250000

Interest Only
No

Property Zip
01906

LTV
83.33

Waive Escrows
No

1st Mtg Loan Amt (Total)
250000

CLTV New
AUS

LP

Desired Rate
4

Buydown
None

Desired Price

Prepayment Penalty
None

Desired Lock
30

DTI Ratio

Loan Type: ConformingLoan Term(s): 30 YrAmortization Type(s): FixedARM Fixed Term(s):Exp. App. Level(s):
Product Type(s): Multiple

Print

All Eligible and Ine...Top Products by TypeTop ProductsSide by Side Compari...BlendBest Pricing

Links	Eligible Product	Rate	Margin	APR	Price	P&I	Closing Cost (\$)	Discount/Rebate(\$)	Detail	Compare
	FHLMC HFA Advantage Up To 80 AMI ChoiceRenovation (2001)	4.000	0.000	4.068	101.775	\$1,194	\$0	-\$4,438	Show	<input type="checkbox"/>
	FHLMC HFA Advantage Above 80 AMI ChoiceRenovation (2002)	4.000	0.000	4.068	100.625	\$1,194	\$0	-\$1,562	Show	<input type="checkbox"/>

Links	Ineligible Product	Detail
	FHLMC HFA Advantage Above 80 AMI (2002)	Show
	FHLMC HFA Advantage Up To 80 AMI (2001)	Show
	FNMA HFA Preferred Above 80 AMI (1002)	Show
	FNMA HFA Preferred Above 80 AMI HomeStyle (1002)	Show
	FNMA HFA Preferred Up To 80 AMI (1001)	Show
	FNMA HFA Preferred Up To 80 AMI HomeStyle (1001)	Show
	FTHB FHLMC HFA Advantage (2004)	Show
	FTHB FHLMC HFA Advantage ChoiceRenovation (2004)	Show
	FTHB FNMA HFA Preferred (1004)	Show

Choose a Product and click

Will bring you to Pricing

Search Product and Pricing

PipelineSearch ResultsNew SearchRateSheetHistorical Ratesheets

Selected Loan: Loan ID: 706Status: RegisteredBorrower: Rehab

Re-Submit Options

Re-SubmitRevise Search

1st Mtg Loan Amt (Base)
250000

Interest Only
No

Property Zip
01906

LTV
83.33

Waive Escrows
No

1st Mtg Loan Amt (Total)
250000

CLTV New
AUS

LP

Desired Rate
4

Buydown
None

Desired Price

Prepayment Penalty
None

Desired Lock
30

DTI Ratio

Loan Type: ConformingLoan Term(s): 30 YrAmortization Type(s): FixedARM Fixed Term(s):Exp. App. Level(s):
Product Type(s): Multiple

Print

All Eligible and Ine...Top Products by TypeTop ProductsSide by Side Compari...BlendBest Pricing

Links	Eligible Product	Rate	Margin	APR	Price	P&I	Closing Cost (\$)	Discount/Rebate(\$)	Detail	Compare
	FHLMC HFA Advantage Up To 80 AMI ChoiceRenovation (2001)	4.000	0.000	4.068	101.775	\$1,194	\$0	-\$4,438	Hide	<input type="checkbox"/>

View Pricing for lock period: 1530456075Expiration: 03/18/22Pricing Last Updated: 02/17/22 10:07 AMSearch Timestamp: 02/17/22 1:09 PM

Rate	APR	Price	P&I	Discount/Rebate(%)	Closing Cost (\$)	Origination Charges(\$)	3rd Party Fees(\$)	Discount/Rebate(\$)	Compensation(\$)	Select
3.625	3.689	100.200	\$1140	-0.200	\$0	\$0	\$0	-\$500	\$0	
3.750	3.814	100.900	\$1158	-0.900	\$0	\$0	\$0	-\$2,250	\$0	
3.875	3.941	101.450	\$1176	-1.450	\$0	\$0	\$0	-\$3,625	\$0	
4.000	4.068	101.775	\$1194	-1.775	\$0	\$0	\$0	-\$4,438	\$0	
4.125	4.195	102.175	\$1212	-2.175	\$0	\$0	\$0	-\$5,438	\$0	
4.250	4.322	102.750	\$1230	-2.750	\$0	\$0	\$0	-\$6,875	\$0	
4.375	4.447	103.150	\$1248	-3.150	\$0	\$0	\$0	-\$7,875	\$0	
4.500	4.574	103.600	\$1267	-3.600	\$0	\$0	\$0	-\$9,000	\$0	
4.625	4.701	104.200	\$1285	-4.200	\$0	\$0	\$0	-\$10,500	\$0	

Click on the lock symbol to get this rate

REQUEST LOCK

TPO Connect

3463413014.encompasspoconnect.com/#/home/pipeline/5f0c60d8-f41d-4b8b-8275-88d3815a5142/actions/productpricing/obsearch/results?transient=false&newloan=false&importSource=Manual&channel=correspondent-delegated&UnderwritingD...

Noble Composer (P... Comerence Realm5 U.S. Department of... Comerence Realm5

Reading list

CONTACT US Deanna Ramsden

MASSHOUSING

WELCOME PIPELINE ADD NEW LOAN

Rachel Rehab
500 Main Street, Saugus, MA, 01906
03-Test TPO UCT Del

Loan
Loan
Total

LOAN SUMMARY

URLA

PRODUCT PRICING & LOCK

DOCUMENTS

CONDITIONS

PURCHASE ADVICE

LOAN ACTIONS

Import Additional Data

Submit for Review

Withdraw Loan

Upload Docs

MI (Teraverde)

MH (Test)

Search Product and Pricing

Pipeline Lock Form New New Search RateSheet Historical Ratesheets

Selected Loan: Loan ID: 697 Status: Registered Borrower: Rehab

Changes made on the Lock Form will not be evaluated by the product and pricing engine.

Save As Prospect Printer Friendly Version Update Encompass Request Lock

Borrower Information

Borrower First Name Rachel
FICO 700
Encompass Loan Number 6002749

Borrower Last Name Rehab
DTI Ratio
Application Date

Self Employed No
Lock Expiration

Citizenship U.S. Citizen
Properties Financed 1

Property Information

Property Type Single Family
Occupancy Primary Residence
Number of Units 1 Unit
Number of Stories 1

Property Address
500 Main Street
Property City Saugus
State Massachusetts (MA)
Property Zip 01906
County Essex

Loan Information

1st Mtg Loan Amt (Base) 250000
Price/Estimated Value 200000
LTV 125.00
1st Mtg Loan Amt (Total) 250000
VA Veteran Type/History Active Duty - 1st use

2nd Mtg Loan Amt 0
Appraisal Amount 300000
CLTV New
PMI/MIP/FF/G Fee Amount 0.00
Exempt from Funding Fee No

HELOC Line Amt 0
Loan Purpose Refi Rate-Term/Limited C.O.
HCLTV
PMI/MIP/FF/G Fee % 0.00
PMI/MIP/FF/G Fee Paid in Cash 0.00
Finance Entire Amount Cost Of Improvements 25,000

HELOC Drawn Amt 0
Cash-Out Amount 0.00
Estimated Closing
Waive Escrows No
PMI/MIP/FF/G Fee Financed 0

Acquisition Cost 200000

Please Wait

YOUR LOCK HAS BEEN SUBMITTED

WELCOME PIPELINE **ESIGN LOANS 1** ADD NEW LOAN SCENARIOS QUICK LINKS ▾ DOCUMENTS

Rachel Rehab
500 Main Street, Saugus, MA, 01905
01-Test Company

Loan Number **1826700**
Loan Purpose **Purchase**
Total Loan Amount **\$475,000.00**

Note Rate **6.000%**
Program **FNMA HFA Preferred Up To 80 A...**
Decision FICO **700**

DTI **-**
LTV **95.000%**
CLTV **95.000%**

Started
C **1st**   

LOAN SUMMARY

URLA

PRODUCT PRICING & LOCK

DOCUMENTS

CONDITIONS

PURCHASE ADVICE

LOAN ACTIONS

Import Additional Data

Withdraw Loan

Order MI Plus

Lender Inc Certification

Product Pricing & Lock

View Lock History

Change Request

Product & Lock Details

Current Lock Status

 Lock Requested

FTHB FNMA HFA Preferred

ADJUSTMENTS	RATE	PRICE	PRICE(\$)
Base	6.000	100.225	\$1068.75
Rate is 6		1.410	\$6697.50
Net	6.000	101.635	\$7766.25

Lock Requested Date	Delivery Type	Lock Effective Date	Lock Expiration Date	Lock Period
08/02/2024	Individual Best Efforts	//	//	30 days

Loan Information Details for Lock

Loan Type	Base Loan Amount	LTV / CTLV / HCLTV	Buydown Contributor
Conventional	\$475,000.00	95.000 / 95.000 / 95.000	
Amortization Type	MI, MIP, FF Financed	Credit Score	Buydown Type
Cost	\$0.00	700	