



RATE LOCK POLICIES AND PROCEDURES

Overview & Procedure

AT Lending's web site is available to provide loan pricing and rate lock procedures. AT Lending will confirm rate lock requests based upon the current live pricing. Pricing may be suspended under extreme market conditions. AT Lending makes every effort to be accurate and clerical errors or inaccurate pricing will be honored at the sole discretion of AT Lending.

Lock Desk Hours

- The lock desk is open from 8:00 am to 4:00 pm (PST), Monday through Friday.
- The lock desk email is Lockdesk@Atlending.com
- Locking is unavailable before daily pricing is set and during intra-day price changes.
- The lock desk cannot assist with compensation or suggesting specific program changes or terms. Please contact you AT Lending Account Executive with additional questions.
- Lock requests may be suspended on certain holidays or under extreme market conditions.
- Any lock or change requests received after 4:00 PM PT/7:00 PM ET will be considered received the following day. Banking/trading holidays and early closures may reduce or eliminate lock desk hours.

Rate Lock Process

- All locks will be requested via the broker's TPO login. Once a rate and price are selected, the request will be submitted to the lock desk where the lock will be confirmed once completed.
- A loan can be locked once it is registered if a conventional or government loan. A loan must be in the "Approved" milestone status if it is a Jumbo in order to request a rate lock. If it is a Non-QM loan, the loan must be in the "Approved" milestone status and the appraisal must be in and reviewed in order to request a rate lock. Any Jumbo or Non-QM locks requested at earlier milestones will be rejected and subject to market movement.
- A loan is not considered locked or changed until an updated confirmation is distributed to the requestor.

LOCK REQUEST

Lock requests are accepted online or via email only. Locks are not taken by telephone. The lock desk staff can answer loan pricing questions between normal lock desk business hours via email Lockdesk@ATLending.com.

If loan characteristics change after a lock confirmation has been issued, loan pricing is subject to change.



The loan must fund no later than the lock expiration date. If a Loan does not fund by the lock expiration date, it becomes subject to AT Lending's extension and relock policies.

Standard Rate Lock Periods

- The rate lock periods available are 15, 30, and 45 days. 15-day locks are only available for loans that are in the "Clear to Close" (CTC) milestone status.
 - If a 15-day lock is requested and is not in the "CTC" milestone status, the lock request will be denied.
- The lock expiration date is calculated by counting the day a loan is locked as day zero.

Example: if a loan is locked on May 5 for 15 days, then the expiration date is May 20.

LOCK CONFIRMATION

AT Lending will provide the TPO with a lock confirmation showing the loan pricing terms for each confirmed lock. Lock confirmations will be sent to individuals or a designated recipient in accordance with the delivery instructions the TPO has established.

AT Lending does not permit multiple active locks for the same borrower and property address. In such cases, the lock desk will allow two (2) business days for internal resolution by management. Without resolution in two (2) business days, the first lock will take precedence and the most recent lock will be cancelled.

The loan pricing provided on the lock confirmation is specific to loan characteristics priced and subject to changes. Changes include, but are not limited to, changes in loan characteristics, program eligibility, calculation errors, and commitment terms that will affect the final loan pricing. AT Lending reserves the right to modify and/or revise its lock confirmation should any of the information submitted in the loan package differ from the information shown on the lock confirmation or if the loan does not meet AT Lending's guidelines. A lock confirmation does not constitute a loan decision/approval.

LOCK EXPIRATION DATE

AT Lending's policy is that a rate lock will expire on a business day. Lock expirations that would naturally fall on a weekend or holiday are "rolled forward" to the next business day. An example would be that a lock expiration that would naturally fall on a Saturday or Sunday is rolled to Monday. A lock extension follows this same premise. Extensions will be calculated from the actual (business day) lock expiration date and not be calculated by reverting to the natural Saturday or Sunday date.

The lock expiration date is the last day for which the loan pricing of the current rate lock will be honored. Lock expirations will end on the corresponding business day ("lock expiration date"). Loans must be funded on or before the lock expiration date; otherwise, the loan will be subject to AT Lending's extension and relock policies which are often less advantageous than the initial Lock terms.

This policy statement does not indicate loan approval, nor does it guarantee that the loan will fund by the lock expiration date.



Lock Extension

A lock extension is defined as extending a confirmed lock prior to the passing of its lock expiration date. An extension prolongs the original lock expiration date by the number of days extended. Extensions will be calculated from the actual (business day) lock expiration date and not be calculated by reverting to the natural Saturday or Sunday date. New lock expirations that would naturally fall on a weekend or holiday are "rolled forward" to the next business day.

- A loan must be funded prior to the expiration of the lock.
- There must be 7 days remaining on the lock expiration when docs go out on refinances
- There must be 3 days remaining on the lock expiration when docs go out on purchases
- Locks may be extended up to two times, at a cost. The cumulative days for the lock extension period cannot be greater than 30 days. To qualify for an extension the loan must be in a "Prior to Documents Ordered" status and cannot be expired. Once a loan has exceeded the second extension the loan must be relocked at worst-case pricing.
- Extensions must be requested via e-mail to the lock desk before the lock desk closes on day of expiration.
- If a rate lock expires after the borrower has signed their closing documents, but before the loan funds, the extension or relock costs will be charged to the broker.
- Extension fees are found on the daily rate sheet; extension fees may change at any time without notice and will vary by product.
- Extensions may not be available under extreme market conditions

Worst Case Pricing Defined

- Worst case pricing will compare the original base price to the current market base price for the same term & time period. Any prior lock extension or relock fees will be applied to the new relock once worst-case pricing is established. Loan level price adjustments will be determined based on the current loan information and current rate sheet adjustors.

Re-Lock

A relock is defined as locking in revised rate lock for a loan that has been locked previously, but the lock has expired or been cancelled. A loan that does not fund by its lock expiration date and is not extended may be subject to a Relock Fee.

- Re-locks requested on loans that have been expired for up to 30 days are subject to the Re-Lock Policy:
 - Re-locks receive worst case pricing and 0.250 re-lock fee.
 - By default, re-locks receive the same lock period as the previous lock.
 - Worst case pricing will compare the original price to the current market price, taking the lower of the two.
 - Any prior costs or fees will carry over to the new lock (extensions, etc.).



- A loan is eligible for current market once the lock has been expired for 31 days.

Program/Product Changes

- Any active locks that change programs or products will be treated as relocks. Please refer to the Re-lock Policy above for details.
- Loan change requests must be submitted to the account manager. Once a loan is updated, the lock desk will be notified to update the lock with any changes, including pricing updates.
- If a AT Lending guideline change occurs prior to loan approval, the rate lock will be evaluated case-by-case considering the change(s).

Cancelled/Withdrawn/Declined/Expired

- Cancelled and expired locks are subject to worst case pricing and a 0.250% relock fee.
- If a loan is withdrawn or declined, the lock will be cancelled.

Property Address Change

- A change of property address on an existing lock will be treated the same as cancelling a lock.
- Locks cannot be requested on loans without a property address.
- Locks requested on new loans that already exist in the system will be denied or cancelled in favor of the existing lock.