



Extended Lock Option

The Extended Lock Option allows Sellers/Builders/Loan Originators the option to lock an interest rate for an extended period of up to 360 days. An upfront, non-refundable fee will apply. The Loan Originator may request an Extended Lock at time of lock, and prior to loan submission. Sellers/Builders should contact their Loan Originator for pricing. An invoice detailing the applicable fees will be provided to the Loan Originator immediately following the lock request. The fee is due to PRMG within three business days of Lock. Failure to forward payment of the upfront fee within 3 days will result in lock cancellation.

All Sellers/Builders must contact their PRMG Loan Originator for authorization to use this program.

ELIGIBLE PRODUCTS

The Extended Lock Option is a feature available on the following products:

- Conventional Conforming Fixed Rate
- Conventional Conforming ARMs (up to 180 days)
- Government Fixed Rate (excluding USDA program)
- FHA/VA ARMs (up to 180 days)
- Agency High Balance Fixed & ARM Rates (up to 180 days)
- FHA/VA High Balance Fixed & ARM Rates (up to 180 days)

The Extended Lock Option is not available on:

- Non-Conforming/Jumbo products
- High Balance Conforming Program greater than 180 day Lock
- USDA/Guaranteed Rural Housing (GRH) Loan program

PRICING

Upfront Fee

- The Extended Lock option is priced based on the 60-day price at the time of Lock. Loan Originators should contact the Secondary Marketing Dept for pricing.
- The Seller/Builder secures an Extended Lock term by paying PRMG an upfront fee. The fee will vary based on the lock period selected. The fee is due within three business days of Lock. Please refer to Payment of Upfront Fee section below for information on payment of fee.
 - When Locking a Loan through FT360, Originators must contact Secondary Marketing immediately after submitting the lock request to apply the Extended Lock upfront fee price adjustment.
 - The upfront fee is non-refundable if the Loan is denied or withdrawn.



Note: If the Funded Loan amount increases or decreases PRMG will re-invoice based on the change.

ADDITIONAL EXTENDED LOCK OPTIONS AVAILABLE

Product Changes

Product changes are available for Loans Locked using a PRMG Extended Lock Option so long as the product change is within the Extended Lock eligible product offering. Refer to the Eligible Products section for additional details.

Extensions

PRMG's standard extension policy is available for Loans Locked using the Extended Lock Option. Refer to PRMG's Lock Policies/Lock Extension section for additional details. The extension fee for each additional day may also be found on our daily *Rate Sheet*.

Rate Renegotiations

PRMG's standard rate renegotiation option is available for Loans Locked using an Extended Lock Option as long as the renegotiation is exercised within 60 days of Closing or expiration, whichever occurs first.

Best Effort Extended Lock Option

PRMG's Extended Lock Option is allowed on a variety of Conforming and Government loan products. For an upfront, non-refundable fee, this program allows a Seller/Builder to enter into a long term Commitment of up to 360-days.

The Extended Lock Option is available to all Sellers/Builders/Loan Originators.



ELIGIBLE PRODUCTS

Extended Locks are allowed when requested at the time of initial Lock. The following products and programs are eligible for PRMG's Extended Lock Option:

Eligible Lock Period	Non-Conforming Fixed Rate and ARMs	Conventional Conforming Fixed Rate	Conventional Conforming ARMs	FHA/VA Fixed Rate	FHA/VA ARMs	High Balance/ Super Conforming Fixed Rate and ARMs	High Balance FHA/VA Fixed Rate and ARMs
90 days		Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
120 days		Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
150 days		Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
180 days		Eligible	Eligible	Eligible	Eligible	Eligible	Eligible
210 days		Eligible		Eligible			
240 days		Eligible		Eligible			
270 days		Eligible		Eligible			
300 days		Eligible		Eligible			
330 days		Eligible		Eligible			
360 days		Eligible		Eligible			

OPTION TO LOCK WITH NO PROPERTY ADDRESS

Option details

- Locking without a new home contract is allowed in conjunction with all existing extended Lock offerings 90 days and above.
- A non-refundable fee of 12.5 BPS will be added to the current extended Lock fees.

Process for Locking

- Loan Originators should Lock the Loan via FT360.
- Populate the property address with '123 Property TBD'.
- Populate the city, state, and zip code with the area in which the borrower is searching for a home. (We understand the city and state has a potential to



change for borrowers who are searching for a property in major metropolitan areas or across multiple states).

- o An extended Lock invoice will be forwarded to the Loan Originator within 24 business hours of locking the Loan. Sellers/Builders may contact their PRMG Loan Originator for a same day invoice.

PRICING and UPFRONT FEE

- The PRMG Extended Lock Option is priced based on the 60-day price posted on the daily rate sheet.
- The Seller/Builder secures the extended Lock by paying PRMG an upfront, non-refundable fee based on the Lock period selected. The fee is due within three business days of Lock. Failure to remit payment within three business days will result in cancellation of the lock.

Best Effort Extended Lock Upfront Fee

- The Seller/Builder/Loan Originator secures a PRMG extended lock by paying PRMG an upfront fee. The Loan Originator must pay the fee within 3 business days of Lock to:

<u>Mail to:</u>	<u>Wire to:</u>
PRMG Attention: Finance-Secondary Marketing 1265 Corona Pointe Court, Third Floor Corona, CA 92879	Wells Fargo Bank, NA ABA (Routing Number) 121000248 Payable To: Paramount Residential Mortgage Group, Inc. Account Number: 8556732447 Reference: PRMG Loan Number

- The Seller/Builder/Loan Originator should provide the borrower's last name and the PRMG loan number when sending the payment to Wells Fargo.
- **Please note:** Lock fees charged by PRMG may not be passed to the borrower if doing so violates federal or state law. It is the Seller's/Builder's/Loan Originator responsibility to provide required disclosures and to comply with all legal and regulatory requirements.