

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' - (don't worry 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 NOT HPML if you want to waive escrows: [Click here to verify if your loan is HPML](#)
 - Originator Compensation "Lender Paid Comp"
- Click 'Price' at bottom of the screen - (don't worry 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
- When ready click 'LOCK' if not 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

Base Loan Amount 1st Mtg * \$3,000,000.00	Amort/Maturity Term 380/380	Purpose of Loan Purchase
Financed PMI/MIP/VAFF \$0.00	Escrow Waiver No	Purpose of Refinance
Loan Amount 1st Mtg * \$3,000,000.00	Escrow Waiver Type 	Doc Type Full Documentation
Loan Amount 2nd Mtg * \$0.00	HELOC Piggyback No	Buydown No
Undrawn HELOC \$0.00	Estimated Closing Date * 9/11/2017	Buydown Plan
Purchase Price \$4,050,000.00	LTV 75.000%	Contributor
Appraised Value \$4,000,000.00	CLTV 75.000%	Interest Only No
Cash Out \$0.00	HCLTV 75.000%	Interest Only Period
DTI 9.830%	Originator Compensation 	MI No
Underwriting Method 		MI Coverage
		LPMI No
		Seller Contributions No
		Down Payment Assistance No

* new or existing ; * mm/dd/yyyy

- 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
Full Doc							
\$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

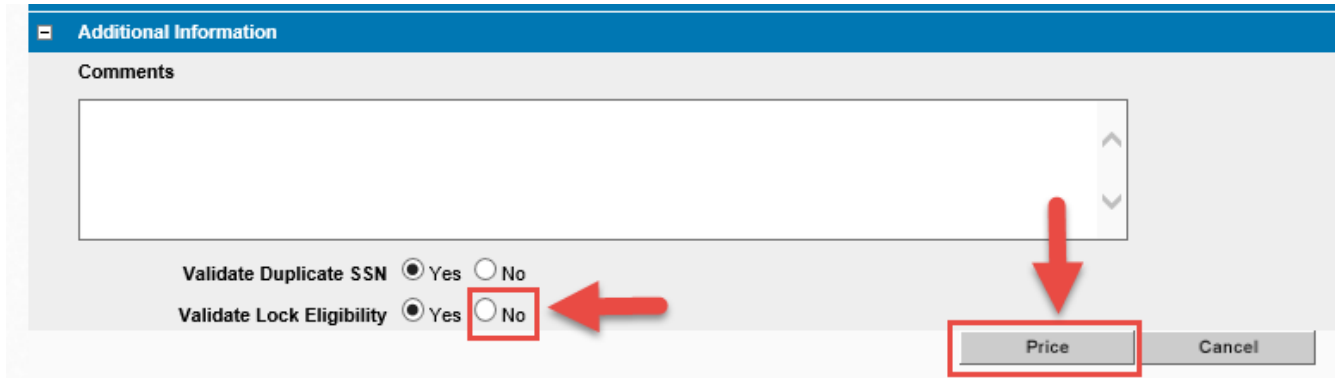
Additional Information

Comments

Validate Duplicate SSN Yes No

Validate Lock Eligibility Yes No

Price Cancel



In this example:

- The Borrower is getting 6.750% rate at no cost with escrows
- The Loan Officer is getting 1 point lender paid comp from 5th Street Capital

Note Rate	21 days
7.125%	100.250
6.990%	100.250
6.875%	100.250
6.750%	100.000
6.625%	99.750

Net Buy Price Detail					
Lock Period 21 Days	Rate	Price	Margin		
Base	6.750%	102.250	4.000%		
Adjustments	0.000%	-2.250	0.000%		
Rule 874: Escrow Waiver - NO	0.000%	0.000	0.000%		
Rule 1078: Lender paid Compensation pricing (1%)	0.000%	0.000	0.000%		
<i>LTV > 65 and LTV <= 70 and Credit Score <= 639 then price adjustment = -1.75</i>	0.000%	-1.750	0.000%		
<i>Total Loan Amount > 600000 and Total Loan Amount <= 1000000 and LTV <= 70 then price adjustment = 0.25</i>	0.000%	0.250	0.000%		
<i>LTV > 65 and LTV <= 70 and Purpose of Refinance is Cash-Out/Other then price adjustment = -0.75</i>	0.000%	-0.750	0.000%		
Net Price	6.750%	100.000	4.000%		
Index Description	Index Value		Initial	Interval	Lifetime
1 Year Libor	1.842%	CAPS	2.000%	2.000%	5.000%
Draw Period Months					
0					