



RATE LOCK

email completed form to: ratelock@tmsfunding.com
broker.tmsfunding.com to lock/price online

Date/Time Lock Request:		TMS Funding Loan Number:	
Broker Information			
Broker ID:		Company Name:	
Phone Number:		E Mail Address:	
Borrower Information			
Borrower Name – (Last, First, Middle)		SSN	Credit Score
Co-Borrower Name – (Last, First Middle)		SSN	Credit Score
Property Address:			
City:		County:	State: Zip:
Loan Purpose		Occupancy	
<input type="checkbox"/> Purchase <input type="checkbox"/> Rate/Term Refinance <input type="checkbox"/> Cash Out <input type="checkbox"/> Streamline w/ Appraisal <input type="checkbox"/> Streamline w/o Appraisal		<input type="checkbox"/> Primary <input type="checkbox"/> Second Home <input type="checkbox"/> Investment	
		Property Type	
		<input type="checkbox"/> 1-Family <input type="checkbox"/> 2-Family <input type="checkbox"/> 3-Family <input type="checkbox"/> 4-Family <input type="checkbox"/> Townhouse	<input type="checkbox"/> PUD-Attached <input type="checkbox"/> PUD-Detached <input type="checkbox"/> Low Rise Condo <input type="checkbox"/> High Rise Condo <input type="checkbox"/> Site Condo
Loan Information			
Mortgage Amount		Sales Price	
\$		\$	
Subordinate Financing		LTV:	CLTV:
\$			M.I. Coverage: %
Loan Type:		Loan Products:	
<input type="checkbox"/> Conventional <input type="checkbox"/> Agency High Balance <input type="checkbox"/> FNMA DU Refi Plus <input type="checkbox"/> FHA <input type="checkbox"/> FHA Streamline		TERM: <input type="checkbox"/> 15 Year <input type="checkbox"/> 20 Year <input type="checkbox"/> 25 Year <input type="checkbox"/> 30 Year	LIBOR ARM <input type="checkbox"/> 3/1 Libor <input type="checkbox"/> 5/1 Libor <input type="checkbox"/> 7/1 Libor <input type="checkbox"/> 10/1 Libor
		Interest Only? <input type="checkbox"/> Yes <input type="checkbox"/> No	AU INFO <input type="checkbox"/> FNMA DO Recommendation:
		Escrows: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Rate Lock Information			
(all forward locks require a 3.2 upload on broker.tmsfunding.com prior to lock)			
NOTE RATE: _____ Lock Period: <input type="checkbox"/> 15 Day * loan must be in approved status <input type="checkbox"/> 30 Day <input type="checkbox"/> 45 Day <input type="checkbox"/> 60 Day LOCK EXTENSION:* <input type="checkbox"/> 5 days .10 bps * Minimum <input type="checkbox"/> _____ days X .02 = _____ *.02 bps per day- Min. 5 Days- Max. 30 Days		ALL CHANGES TO RATE LOCK REQUIRE THE ATTACHED CHANGE OF CIRCUMSTANCE FORM BE COMPLETED AND SUBMITTED WITH RATE LOCK REVISIONS NOTES: _____ _____ _____ www.tmsfunding.com	
		PRICING ADJUSTMENTS	
		Base Price:	
		Escrow Waiver:	
		FICO/LTV:	
		Cash Out:	
		Units:	
		Occupancy:	
		Subordinate Financing:	
		Geographic Add:	
		Special Program:	
		Other:	
		Other:	
		Other:	
		NET REBATE/DISCOUNT PTS:	

Pricing subject to change upon confirmation of all applicable loan level feature adjustments. Lock Confirmation does not guarantee a loan is eligible for a specific program or product or loan decision.

LOAN REVISION REQUEST FORM

DATE: _____

LOAN INFORMATION

LOAN NUMBER:	BORROWER'S NAME:
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BROKER INFORMATION

Company Name:	Contact Name:
Phone Number:	Cell Number: Fax Number:

<input type="checkbox"/> CHANGE	<input type="checkbox"/> FLOAT TO LOCK	<input type="checkbox"/> FLOAT DOWN	<input type="checkbox"/> EXTEND/RELOCK	<input type="checkbox"/> CANCEL
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CHANGE REQUEST

ITEM	CURRENT	NEW
LOAN AMOUNT:		
COMPENSATION: (LENDER-PAID OR CONSUMER-PAID)		
SALES PRICE/APPRaised VALUE:		
PRODUCT:		
INTEREST RATE:		
YSP:		
POINTS DUE BROKER:		
POINTS DUE TMS:		
CREDIT TO BORROWER:		
FICO (MEDIAN SCORE):		
WAIVE ESCROW (Yes / No):		
TERM (MONTHS):		
PROPERTY TYPE:		
PURPOSE:		
OCCUPANCY:		
SUBJECT PROPERTY ADDRESS:		
OTHER:		

<p align="center">CHANGED CIRCUMSTANCES</p> <p align="center">Complete this section for each changed circumstance that results in GFE re-disclosure. (only fees associated with changed circumstances may be revised)</p>			<p>Paid by:</p> <input type="checkbox"/> Broker <input type="checkbox"/> Borrower
Fee Description:	Fee Description:	Fee Description:	Fee Description:
\$	\$	\$	\$

Cancellation Request (new registrations only)

Reason for Cancellation:
To be completed by TMS Funding
Revision approved by: _____ Date: _____

****BROKERS SIGNATURE IS REQUIRED FOR ALL LOAN REVISION**

Broker's Name (please print)	Signature	Date
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