



Wholesale Lending Lock Policy

Lock Policy

At TMS Funding all lock requests are done on line at www.tmsfunding.com. Rate sheets are distributed via email and our website for convenience. Please review the following process and policies relating to locking loans with TMS Funding.

Daily Rate Sheets

TMS Funding publishes a Daily Rate Sheet that lists the rates and prices available for all our programs. The Daily Rate sheet is available on the TMS Funding web site www.tmsfunding.com and is downloadable; additionally, rate sheets are emailed daily. Any requests for additions to the rate sheet distribution are to be sent to your account executive or ratelock@tmsfunding.com.

Rates are usually published daily by 11:00 a.m. eastern time and are subject to change anytime. The rates and prices are effective from their published time until 6:00 a.m. the next business day unless there is an intra-day price change or overnight protection is suspended.

Price/Rate Adjustments

All applicable price/rate adjustments are within the pricing engine as well as listed on the TMS Funding rate sheet and are subject to change.

Online Lock Requests

Located at our web site www.tmsfunding.com click on "Rate Lock" where you will be prompted to log in. Once logged in, you will be directed to our pricing engine (Optimal Blue) where you will re-enter your TMS Funding log in and password to price and/or lock your loan request. **Loans may be locked online until 6 am est. the next business day unless pricing has been suspended.**

Lock Confirmations

When locking online a copy of your lock request will "pop up" at the time the request is submitted. This should be printed and kept for your information. **An email will be sent from the Lock Desk when your lock request has been accepted.** You will be able to view your lock information in your borrowers Pipeline Status. Please review the lock information to confirm its accuracy and notify the lock desk immediately if any discrepancies exist. **It is the Broker's responsibility to notify TMS Funding within 24 hours of the lock request to correct a discrepancy. Corrections after 24 hours may affect your price.**



Wholesale Lending Lock Policy

Duplicate Locks

- If a duplicate lock is submitted, the original lock is honored.

FICO Scores When Locking On Line

Brokers should complete the FICO score section for all loans locked with TMS Funding. Loans will not be locked without the FICO score and loans with an incorrect FICO score are subject to re-pricing when the credit file is reviewed. **The final determination of price adjustments will be made upon validation of the loan data after TMS Funding's receipt of the loan package.**

The FICO score applicable for each loan must be determined in accordance with TMS Funding's minimum representative FICO score for the applicable program. TMS Funding uses the lowest mid score of all borrowers.

Rate Locks

Upon executing a rate lock, the market risk exposure to the interest rate is assumed by TMS Funding during the rate lock period. **Brokers are expected to use their best effort to deliver and close their locked loan prior to the expiration date stated on the rate lock confirmation.**

Lock Options

Lock Options
15-Day*
30-Day
45-Day
60-Day

Please refer to the TMS Funding Rate Sheet for lock option availability by product.

- **15 Day* locks are only allowed on approved loans.**
- **Locks prior to loan submission may be accepted on all lock periods except 15 day.**
- **Loan files must be received within:**
 - **7 days for 30 day locks**
 - **12 days on 45 day locks**
 - **15 days on 60 day locks.**



Wholesale Lending Lock Policy

- **Loans not delivered within the required time frames may be cancelled and/or subject to re-pricing and additional extension fees once the file is submitted at the sole discretion of TMS Funding.**

Changes to Locks

To request a change to a locked loan, complete the TMS Funding [Loan Change Form](#) with the following information and upload. For questions please contact Inside Sales Support or the Lock Department:

- TMS Funding Loan Number
- Broker ID Number
- Borrower's Name
- Change requested

Changes to Loan Program

If a Broker wishes to change loan programs after a loan has been locked-in, the following policy will apply:

All loan program changes must be relocked with the Lock Desk after an updated U/W Approval has been issued. Once the revision is approved, Secondary will use its best effort to set a rate/price in accordance with original market conditions. However, if rate and prices have moved disproportionately between programs, it will be the decision of Secondary to use worse-case pricing plus any additional necessary adjustments that might apply.

All changes are subject to approval by TMS Funding.

Change of Property

Change of property will be considered a new loan and is subject to worse-case pricing.

If TMS Funding Underwriting has reviewed the loan, please contact your Inside Sales Support or Account Executive to discuss any change of property.

Change of Borrower

Change of borrowers is acceptable as long as one of the original borrowers remains the same. If the original borrower(s) changes, it will be considered a new loan and is subject to current market pricing.



Wholesale Lending Lock Policy

If TMS Funding Underwriting has reviewed the loan, please contact your Inside Sales Support or Account Executive to discuss any change of property.

Locks Expiring on Weekends/Holidays

All Lock Periods at TMS Funding are based on calendar days and will automatically roll over to next business day if lock expiration is on a non-business day or holiday.

Extension Request

A Broker may request a rate lock extension through the Lock Desk after loan approval on or before the rate lock expiration date for loans that will not fund by the original expiration date.

- TMS Funding currently adjusts the price and expiration date on a per day basis.
- TMS Funding will allow up to three extension requests at .02 basis points per day up to 30 days from the original expiration.
- There is a “minimum” of 5 days (.10bps) per change.
- Any additional time will be subject to Secondary approval and may require additional pricing adjustments.
- Extensions are not available if the rate lock has expired.
- Relocks are allowed on or after the loan expiration date and will be based on standard relock policy.

ALL EXTENSION REQUESTS MUST BE RECEIVED BY THE LOCK DESK NO LATER THAN 5:00 PM PACIFIC

Any requests received after the Lock Desk closes will be processed the following business day. If a lock expires on the day the after-hours request was submitted, the extension request will not be honored and the lock will be considered expired. The loan will be available for relock under standard policy.

Relocks

If a Broker has a rate lock that has passed its lock expiration date, or was canceled for non-delivery or U/W-Denial issue, and the Broker wishes to initiate a new lock, the pricing will be calculated as follows:

Pricing will be set by comparing the price on the day the loan was originally locked to the current day's price for the same lock period. Once the worse-case base pricing is determined, the loan will be relocked worse case plus a fee of



Wholesale Lending Lock Policy

.25bps for a period of 15 days. The loan may have access to current market pricing based on the criteria listed below.

Please note that a loan may relock only when it is in U/W Approved status and all PTD conditions have been signed off. In addition, the relock will be good for a 15 day lock period only.

Criteria used to Determine Access to Current Market:

Conforming & FHA Fixed Rate Programs: Loans can be locked at current market 45 days after the greater of the original lock expiration date (inclusive of extension days) and the cancellation date.

Adjustable Rate Mortgage Programs: Loans can be locked at current market 60 days after the greater of the original lock expiration date (inclusive of extension days) and the cancellation date.

Exception Requests

TMS Funding recognizes that loans may be originated which do not meet TMS Funding parameters. If an exception approval is required to lock a loan, contact your Account Executive. If an exception is granted, the loan must be underwritten by TMS Funding, and must warrant the exception. All exceptions are subject to non-standard exception based pricing adjustments.

Lock Desk Contact Information

E-Mail: ratelock@tmsfunding.com *preferred contact
Phone: 203-783-5529