



**FIRST MORTGAGE LOCK REQUEST**

**Fax to 480-767-2323 or Email to: *lockdesk@urlending.com***

Date: \_\_\_\_\_ Fax for Lock Confirmations: \_\_\_\_\_  
Branch: \_\_\_\_\_ Email for Lock Confirmation: \_\_\_\_\_  
Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_ FAX Number: \_\_\_\_\_

**BORROWER INFORMATION**

Borrower: \_\_\_\_\_ Social Security Number: \_\_\_\_\_  
Co-Borrower: \_\_\_\_\_ Social Security Number: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
City/State \_\_\_\_\_ Zip \_\_\_\_\_ County \_\_\_\_\_  
Middle Credit Scores: \_\_\_\_\_ / \_\_\_\_\_

**LOCK/REGISTRATION/INFORMATION**

URL Loan #: \_\_\_\_\_ URL Program Code: \_\_\_\_\_  
Loan TERM:  30-Year  15 Year  ARM - Fixed Period: \_\_\_\_  Other: \_\_\_\_\_  
Interest Only:  Yes  No  
Loan Amount \$ \_\_\_\_\_ Sales Price/Appraised Value: \_\_\_\_\_  
Ltv \_\_\_\_\_ Cltv \_\_\_\_\_  
Loan Type:  FHA  Conventional  Jumbo  Other: \_\_\_\_\_  
Loan Purpose:  Purchase  Refi/No Cash Out  Refi/Cash-Out  COMBO  
Cash Out Amount \$ \_\_\_\_\_  
Doc Type:  Full Doc  SIVA  SISA  Other: \_\_\_\_\_  
Property Type:  SFR  PUD/TOWN  Condo  MFD (FHA Only)  1-4 # Units \_\_\_\_\_  
Occupancy Type:  Primary  2nd Home  Investment  
Escrows Waived:  No  Yes PRE-Pay:  No  Yes- If Yes, PP Term \_\_\_\_\_

Interest Rate Requested: \_\_\_\_\_ %  
YSP: \_\_\_\_\_ % Total \$ YSP: \$ \_\_\_\_\_  
Discount Points: \_\_\_\_\_ % Total Discount from Borrower \$ \_\_\_\_\_  
Lock Term:  30 Day  45 Day  55 Day  10 Day – No PTD Conditions outstanding

Person Responsible for lock \_\_\_\_\_ Signature \_\_\_\_\_

**\*\*\* LOCK CUT-OFF TIME IS 3:00 P.M. (PST) – Any lock requests received later than 3 pm may be subject to next days pricing. Any lock request within 1% pricing variance will be locked at "best available pricing" by URL.**

**\*\*\* Locks Requests with greater than .50% pricing variance WILL NOT BE LOCKED. You will be contacted with correct pricing and required to submit new corrected lock form.**

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**\*\*\* Please contact URL Lock Desk if you do not receive lock confirmation within 24 hours of requests. Confirmation will be sent via Fax or Email as requested above. Not locked until confirmed.**

**PLEASE FAX ALL LOCKS TO (480) 767-2323 or Email to *lockdesk@urlending.com***

8925 E Pima Center Parkway, Suite 100, Scottsdale, Arizona 85258  
Phone: (480) 614-6700

## **RATE LOCK POLICY**

### **Rate Lock Hours**

You must be eligible to request a lock per our written policy stated here and posted with URL's Rate Lock Request Form. Lock requests will be accepted from the time we post rates on our UR Pricer until 3:00 PM PST/PDT Monday through Friday, excluding holidays. No locks will be accepted on holidays. Please call 888-875-8326 ext. 335 or email the Lock Desk at [lockdesk@urlending.com](mailto:lockdesk@urlending.com). Please use email communications during non-working hours.

### **What is Required**

In order to be eligible to lock a loan, we must acknowledge and be in receipt of a complete loan application sent through our secure Loan-Score website portal, and all of the initial required documents itemized in the Required Documents section of the UR Lending website. Loan Officer must also provide an "Interest Rate/Lock Form" signed by the borrower(s). On a purchase transaction, we do require that you show proof that you have a home under contract. 10 or fewer day locks require full loan approval and clearance and satisfaction of all outstanding Prior to Doc ("PTD") conditions. Other lock periods available of 30, 45, and 55 days. Loan Officers are responsible for monitoring their lock expirations.

### **Relock/Extension Policy:**

A Full Term Relock will be the worse of the current market or original price. If the original locked price is worse than the current 30 day price, an extension will be allowed at no cost. All requests for extensions must be made prior to the lock expiring. Requests for extensions can be made any time before the lock expires. Requests for extensions after the lock expiration date will be subject to your original pricing or current market, whichever is worse.

### **Confirmation of Lock**

The interest rate market is subject to movements without advance notice. Locking in a rate protects the borrower from the time the Lock is Confirmed until the time of the lock expiration. Lock requests are executed upon receipt provided Lock Desk is Open and Investor are accepting locks. The borrower should consider his or her lock confirmed only upon receipt of a Lock Confirmation generated by the Lock Desk at United Residential Lending, LLC. In all cases you will be provided with an emailed or faxed confirmation of your lock-in within 24 hours of locking. If you do not receive a emailed or faxed confirmation in that time period, please call the Lock Desk immediately at 888-875-8326 ext. 335. If you do not call within this time period, we cannot honor pricing if the market has moved.

### **Volatile Market Conditions**

United Residential Lending, LLC reserves the right to suspend lock requests on any business day at any time without prior advance notice due to market conditions prohibiting our ability to execute a lock.