

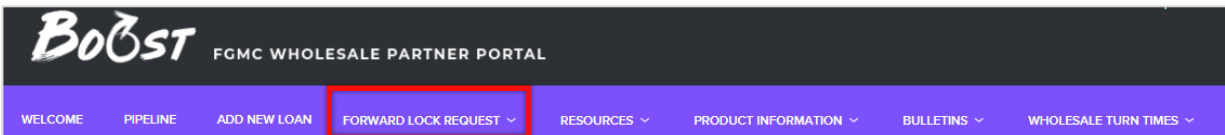
Forward Locks Overview

A forward lock allows a broker to lock an interest rate ahead of a full URLA application. This allows the broker to secure the lock while initial submission documentation may be gathered from the borrower. Once a forward lock is requested, FGMC requires a full loan submission within 7 calendar days to confirm a forward lock. If the broker has taken a full application, then the loan must be submitted within 24 hours of the application having been taken. Please review our full [Lock Policy](#) for more information.

Note: FGMC is not currently originating in New York or Hawaii.

To Request a Forward Lock:

To begin, log into the BOOST portal and select **Forward Lock Request** from the top toolbar.



Step 1: Complete the required* fields.

- A. Complete the required* fields for the **Borrower Information** section.

Note: The *Estimated Debt Ratio* and *Estimated FICO* fields are defaulted but can be updated with the estimated information.

- B. Complete the required* fields for the **Property Information** section.
- C. Click [Next](#) to continue.

Forward Locks in 4 Easy Steps

Borrower Information

First Name *	Last Name *	Estimated Debt Ratio *	Estimated FICO *
<input type="text" value="John"/>	<input type="text" value="Doe"/>	<input type="text" value="% 22"/>	<input type="text" value="756"/>
Zip Code *	County *	State (Excludes HI, NY) *	Self Employed
<input type="text" value="75024"/>	<input type="text" value="Collin"/>	<input type="text" value="Texas"/>	<input type="text" value="Yes"/>

Property Information

Occupancy Type *	Property Type *	Number of Units *
<input type="text" value="Primary Residence"/>	<input type="text" value="Detached"/>	<input type="text" value="1 Unit"/>

Step 2: Complete the required* fields.

- A. Complete the required* fields for the **Loan Information** section.

Note: The required fields on this screen vary based on your Loan Type (FHA, VA, USDA, or Conventional), Loan Term, Amortization Type, and Product Type. In addition, the Loan

Amount, Estimated Value, and LTV are dynamic fields. If any 2 out of the 3 fields are completed, the 3rd field will calculate automatically.

- B. If applicable, for Non-QM (Maverick Solutions) products, be sure to complete the **Expanded Guidelines/Non-QM** section to obtain the most accurate pricing.
- C. Click [Next](#) to view eligible loan products.

Forward Locks in 4 Easy Steps

Loan Information

Select Loan Type *

Select Loan Terms (max 3) *

 30 yr 25 yr 20 yr 15 yr 10 yr

Select Amortization Type *

 Fixed ARM

ARM Terms (max 3) *

 3 yr 5 yr 7 yr 10 yr

Loan Purpose *

Lender Paid Comp *

Admin Fee Buyout *

Waive Escrows *

Lock Period *

Interest Only *

Borrower Pays MI (if applicable) *

Automated UW System *

First Time Home Buyer *

Lien Type *

Loan Amount *

Estimated Value *

LTV *

Desired Rate

Desired Price

Product Types *

 Standard Affordable **Expanded Guidelines/Non-QM** USDA Streamline

Mtg Lates x30 (12 mos)	Mtg Lates x60 (12 mos)	Mtg Lates x90 (12 mos)	Mtg Lates x120 (12 mos)
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Mtg Lates x30 (13-24 mos)	Mtg Lates x60 (13-24 mos)	Mtg Lates x90 (13-24 mos)	Mtg Lates x120 (13-24 mos)
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Income Verification Type	Bankruptcy Type	Bankruptcy Outcome	Bankruptcy Seasoning
<input type="text" value="Business Bank Stmt: 24 Mo"/>	<input type="text" value="None"/>	<input type="text" value=""/>	<input type="text" value=""/>
Housing Event Type	Housing Event Seasoning	Unique Property	
<input type="text" value="None"/>	<input type="text" value=""/>	<input type="text" value="No"/>	

Step 3: Select Product and Pricing.

- A. Click the green plus symbol (⊕) of any **Eligible Product** to view the rate stack.
- B. Click the green plus symbol (⊕) of any **Ineligible Product** to view why the product was ineligible.
- C. Click **View Rate Adjustments/Notes** to view all LLPAs applicable to the scenario.
- D. Click the **Lock** next to the eligible product and rate to continue with your forward lock.

Forward Locks in 4 Easy Steps



Show entries

Search:

Rate Detail	Product	Rate	Price	Rebate	Discount	P&I	Price Status
	FGMC - Wholesale Conventional FNMA 30 Year Fixed	2.625%	100.02	\$66.00	\$0.00	\$1,205.00	Available
	FGMC - Wholesale Conventional FHLMC 30 Year Fixed	2.625%	100.07	\$201.00	\$0.00	\$1,205.00	Available

Click on Lock Period to see Pricing: 15 30 45 60 **75** 90 Expiration: 2020-10-25

Rate	Rebate %	Rebate \$	Price	Principal and Interest	Discount %	Discount \$	LO Compensation %	Rate Adjustment/Note \$	Request Lock
2.250 %	0.000 %	\$ 0.00	97.77	\$ 1147.00	2.231 %	\$ 6693.00	0.000 %	View Rate Adjustments/Notes	Lock
2.375 %	0.000 %	\$ 0.00	98.52	\$ 1166.00	1.478 %	\$ 4434.00	0.000 %	View Rate Adjustments/Notes	Lock
2.500 %	0.000 %	\$ 0.00	99.66	\$ 1185.00	0.345 %	\$ 1035.00	0.000 %	View Rate Adjustments/Notes	Lock
2.625 %	0.067 %	\$ 201.00	100.07	\$ 1205.00	0.000 %	\$ 0.00	0.000 %	View Rate Adjustments/Notes	Lock

The following risk-based adjustors have been applied to discount

Reason	Points	SRP	Rate	Margin
Loan Amt (Total) is \$250,000-\$399,999	0.05	0.000	0.000	0.000
Loan Purpose is Purchase	0.350	0.000	0.000	0.000
LTV is 85.01-90%, And FICO is 700-719	-1.000	0.000	0.000	0.000
LTV is LTV 80.01-90	-0.100	0.000	0.000	0.000
Total Adjustments	-0.700	0.000 %	0.000	0.000

Notes and Advisories

All mortgage insurance premium types may NOT be available through the selected lender. Additionally, mortgage insurance providers may have additional restrictions. Please refer to each mortgage insurance company's website and the Lender for complete eligibility details.

For this scenario, AUS Not Specified was run through eligibility and pricing as DU or LP.

The borrower's credit history related to bankruptcy and derogatory housing events, including mortgage late payments, has not been evaluated to determine eligibility for this program. Contact the Lender for related requirements.

A 5% LTV reduction is required on properties located in a declining market. Contact Lender for details.

Please note that you must complete the "Self Employed" field as "Yes" if self-employment income for any borrower is used to qualify as this may impact eligibility and/or pricing.

Please Note: There is currently a process underway to improve system calculations to support the industry standard LTV, CLTV and HCLTV so the results provided are as accurate as possible. During the process of this enhancement, you will see two CLTV fields, the existing "CLTV" and the updated calculation labeled "CLTV New" in the search results. Depending on the scenario, you may see references to either "CLTV" and "CLTV New" fields in labels, calculations or in these advisory messages. In a limited number of scenarios, these values may differ slightly. The existing CLTV field will be removed from the system at a later date.

Showing 1 to 2 of 2 entries

Previous Next

Show entries

Search:

Disqualifier Detail	Product	Price Status
	FGMC - Wholesale Conventional FNMA High Balance 30 Year Fixed	Available
	FGMC - Wholesale Conventional FHLMC High Balance 30 Year Fixed	Available

Reason

State is Continental U.S., And Number of Units is 1 Unit, And Loan Amt (Total) < 510401

Showing 1 to 2 of 2 entries

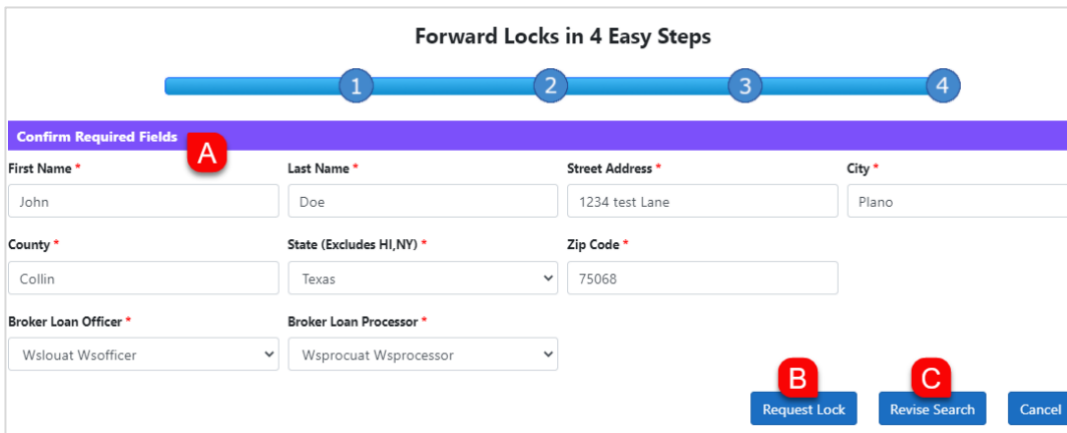
Previous Next

[Back](#)

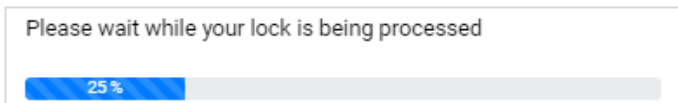


Step 4: Confirm your Request.

- A. Complete the required* fields on the **Confirm Required Fields** screen.
- B. Click **Request Lock** to complete your forward lock request.
- C. If changes are necessary to the County, State, and Zip Code fields, click **Revise Search** to refer to Step 1 to make those changes.



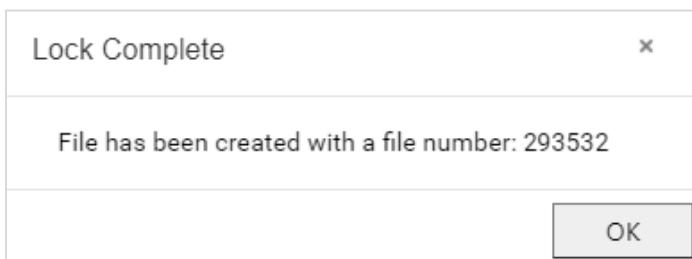
Do not close your screen until your lock has finished processing. During this time, please review our forward lock policy.



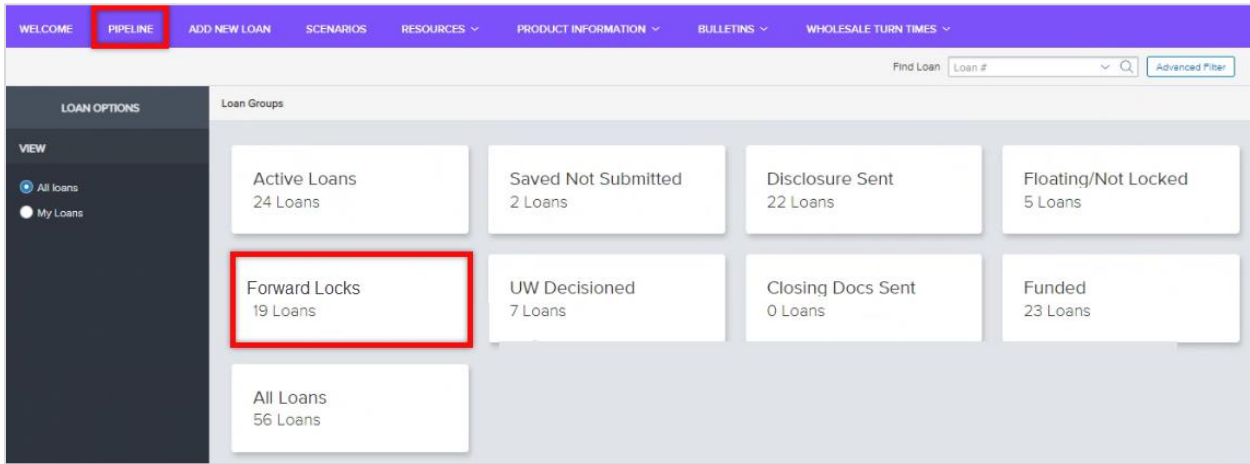
Note: FGMC’s forward lock policy requires a full file submission within **7 calendar days** of entering the forward lock request. If 7 calendar days elapse before the full file submission occurs, the forward lock will be cancelled. Additionally, for Lender-disclosed loans, please upload your full file submission into the BOOST portal within 24 hours of the application date as listed on the URLA and click the Submit button. Once FGMC receives the information, we will start working on your file. Please refer to our Submission Job Aid on our Wholesale Website for a Submission form and Submission checklist to ensure a smooth transaction.

Lock Confirmation:

Once your lock has processed, a confirmation message appears with a file number.



You can now access your loan file from your pipeline view within the BOOST portal under the **Forward Locks** tile.



The screenshot displays the 'PIPELINE' section of the BOOST Portal. The top navigation bar includes 'WELCOME', 'PIPELINE', 'ADD NEW LOAN', 'SCENARIOS', 'RESOURCES', 'PRODUCT INFORMATION', 'BULLETINS', and 'WHOLESALE TURN TIMES'. A search bar for 'Find Loan' is located in the top right. The main content area is titled 'Loan Groups' and contains several cards representing different stages of the loan pipeline:

Loan Group	Count
Active Loans	24 Loans
Saved Not Submitted	2 Loans
Disclosure Sent	22 Loans
Floating/Not Locked	5 Loans
Forward Locks	19 Loans
UW Decided	7 Loans
Closing Docs Sent	0 Loans
Funded	23 Loans
All Loans	56 Loans

You will receive an email confirmation of your forward lock request. You will also receive follow-up emails if we have not received your full submission by day 5 and/or day 7 after submission of your forward lock request.