



## SHORE MORTGAGE AFFILIATES RATE LOCK POLICY

### Rate Lock Window:

Rate locks are accepted between the hours of 10:00 AM and 4:45 PM.  
After 4:45 PM all rates will be based on the next day's pricing.

Locks, extensions and relocks are only accepted through the website.

Rate locks must be valid through disbursement date on purchases and refinances.

Locks which expire on a non-business day are good through the following business day.

### Rate Lock Extensions:

A one-time 7-, 15-, or 30-day extension may be granted on or before the expiration date. All loans locked with Shore Mortgage must close and fund within the original lock period unless extended on or before the last day.

All locked loans that must be extended will be subject to the following extension fees:

7 days cost .25  
15 days cost .375  
30 days cost .625

### Relocks:

Relocks occur after the existing rate lock time frame expires. The new pricing is based off of the worse case scenario.

Once a rate lock expiration has gone beyond 60 days, the then current pricing applies.

Re-draw fees are charged at a cost of \$200.00. Re-draw fees will be charged every time a package is done for one day and then doesn't close that day.

### Rate Lock Fallout Percentages:

The thresholds listed below will be monitored by the Secondary Marketing Department and fallout percentages will be sent to each Branch Manager by the 1<sup>st</sup> of each month. Your fallout percentage will dictate when you are allowed to lock a loan.

Fallout 5% and below will result in the ability to lock a loan once it is registered with Shore Mortgage.

Fallout between 6% - 15% will require a conditional approval from the Shore Mortgage Underwriting Dept. before the loan can be locked.

Fallout greater than 15% will require a clear to close from the Shore Mortgage Underwriting Dept. before the loan can be locked.

The monthly fallout percentages are based off of the volume and not per unit.