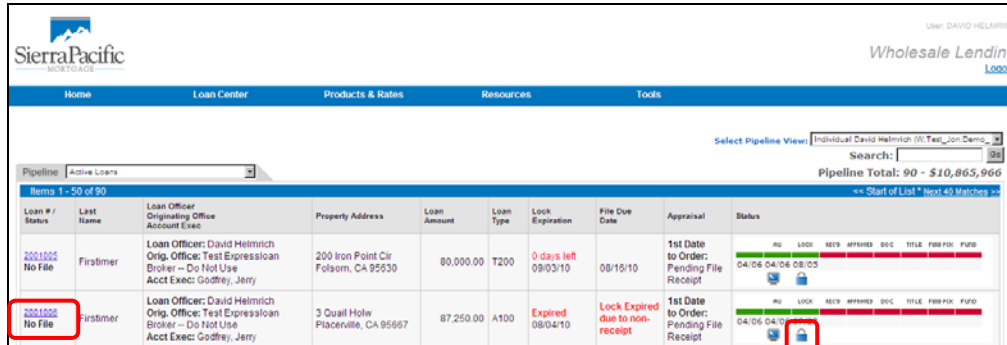


## Web Locking


### How to Lock Online with Sierra Pacific Mortgage

1. Log into your SPM account and go to your Pipeline. The Pipeline will appear and function the same as in prior versions. Click either the Loan Number to launch the Loan Navigator page or click the Lock icon to launch the Lock History page.



| Loan # / Status     | Last Name | Loan Officer<br>Originating Office<br>Account Exec                                                                 | Property Address                        | Loan Amount | Loan Type | Lock Expiration         | File Due Date                   | Appraisal                                  | Status              |
|---------------------|-----------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------|-----------|-------------------------|---------------------------------|--------------------------------------------|---------------------|
| 20011502<br>No File | Firstimer | Loan Officer: David Helmrich<br>Orig. Office: Test Expressloan<br>Broker - Do Not Use<br>Acct Exec: Godfrey, Jerry | 200 Iron Point Cir<br>Folsom, CA 95630  | 80,000.00   | T200      | 0 days left<br>09/03/10 | 08/18/10                        | 1st Date to Order:<br>Pending File Receipt | 04/10/6 04/06 08/05 |
| 20011502<br>No File | Firstimer | Loan Officer: David Helmrich<br>Orig. Office: Test Expressloan<br>Broker - Do Not Use<br>Acct Exec: Godfrey, Jerry | 3 Quail Hollow<br>Placerville, CA 95667 | 87,250.00   | A100      | Expired<br>08/04/10     | Lock Expired due to non-receipt | 1st Date to Order:<br>Pending File Receipt | 04/10/6 04/06 08/05 |

2. **Loan Navigator:** The Loan Navigator will appear and function the same as in prior versions. Click the Lock Loan link to view the Lock History page. NOTE: Lock status is displayed in the upper right corner of the Navigator page.



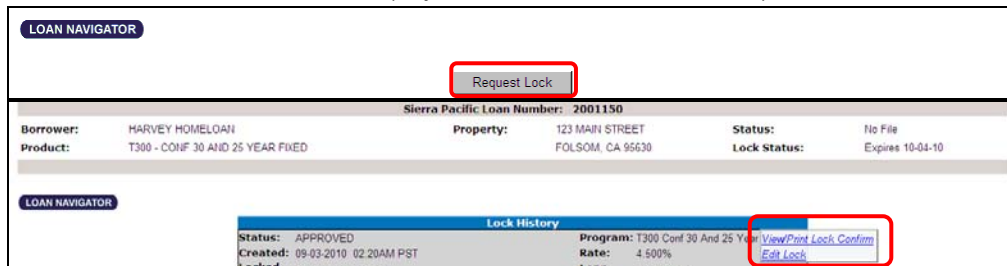
Sierra Pacific Loan Number: 2001150

Borrower: HARVEY HOMELOAN      Property: 123 MAIN STREET      Status: No File  
Product: FOLSOM, CA 95630      Lock Status: Not Locked

**Loan Navigator**

- Review Loan Detail
- Edit Loan
- Re-Import Loan
- Automated Underwriting
- Lock Loan**

3. **Lock History Pages:** There are two views of the lock history page depending on if there is an existing lock. When no lock history exists the page will display the Request Lock button. The current lock entry will display with links to view the lock confirmation and edit lock detail pages. You can see these links by hovering over the entry. New data format has been added which includes the loan amount (adjusted for VA and FHA loans).



**LOAN NAVIGATOR**

[Request Lock](#)

Sierra Pacific Loan Number: 2001150

Borrower: HARVEY HOMELOAN      Property: 123 MAIN STREET      Status: No File  
Product: T300 - CONF 30 AND 25 YEAR FIXED      FOLSOM, CA 95630      Lock Status: Expires 10-01-10

**LOAN NAVIGATOR**

**Lock History**

Status: APPROVED      Program: T300 Conf 30 And 25 Year  
Created: 09-03-2010 02:20AM PST      Rate: 4.500%      [View/Print Lock Confirm](#)  
Locked      Loan      [Edit Lock](#)

- Request Lock: This button will display the lock detail page for data entry and requesting a price.
- View/Print Lock Confirm: This link will launch a new window with the confirmation page displayed and available for printing.
- Edit Lock: This link will display the lock detail page.

4. **Edit Lock Detail page:** The Lock Detail page has been reorganized into sections making it easier to read and find the details you are looking for.

**LOCK HISTORY**

[Calculate Price](#)

Please review the loan below and press Calculate Price to continue.  
Printing this form does not constitute confirmation of a lock request.

| Borrower Information |                                   |
|----------------------|-----------------------------------|
| Name                 | HARVEY HOMELOAN<br>HANNA HOMELOAN |

| Property Information                   |                                                                                                                                                                                                     |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Address                       | 123 MAIN STREET                                                                                                                                                                                     |
| County                                 | SACRAMENTO                                                                                                                                                                                          |
| City                                   | FOLSOM                                                                                                                                                                                              |
| State / ZIP                            | CA 95630                                                                                                                                                                                            |
| Property Type                          | Detached Single Family Home                                                                                                                                                                         |
| Number of Units                        | 1 unit                                                                                                                                                                                              |
| Loan Purpose                           | Purchase                                                                                                                                                                                            |
| Occupancy Type                         | Primary Residence                                                                                                                                                                                   |
| Lock Type                              | <input checked="" type="radio"/> New Lock<br><input type="radio"/> Extension <input type="text" value="1 day"/> day Extension<br><input type="radio"/> Re-Lock<br><input type="radio"/> Change Lock |
| Lock Term                              | 30 Day                                                                                                                                                                                              |
| Interest Rate                          | 4.500%                                                                                                                                                                                              |
| Loan Amount (If Gov't loan enter base) | \$99,000.00                                                                                                                                                                                         |
| Sales Price                            | \$122,000.00                                                                                                                                                                                        |
| Appraised Value                        | \$125,000.00                                                                                                                                                                                        |
| Other Financing Amount                 |                                                                                                                                                                                                     |
| LTV                                    | 81.000%                                                                                                                                                                                             |
| CLTV                                   | 81.000%                                                                                                                                                                                             |
| <a href="#">Calc. LTV</a>              |                                                                                                                                                                                                     |

| Programs                       |                                                               |
|--------------------------------|---------------------------------------------------------------|
| Program Category               | T100 - FHA 30 YEAR FIXED                                      |
| Loan Term                      | 360                                                           |
| Doc Type                       | Full/Alt                                                      |
| Impounds                       | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| FICO Score                     | Borrower: 760<br>Co-Borrower: 790                             |
| PMI, MIP, Funding Fee Financed | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| Lender-Paid PMI                | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| HPMI                           | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Loan Officer                   | DAVID HELMRICH (W TEST JON DEMO, DHELMRIC)                    |

| Government Section                 |                                                               |
|------------------------------------|---------------------------------------------------------------|
| Date FHA Case # Issued             |                                                               |
| Is borrower a VA reservist?        | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Has borrower had previous VA loan? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Is borrower exempt from VA fees?   | Yes <input type="radio"/> No <input checked="" type="radio"/> |

| Notification |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Originator   | Originator's Office TEST EXPRESSLOAN BROKER - DO NOT USE<br>Originator's Address 1234 SOUTH MAIN STREET - FOLSOM, CA 95630<br>Phone # 915-985-6781<br>Fax # 916-355-8426 |
| Branch       | DEMO BRANCH                                                                                                                                                              |

[Calculate Price](#)

Any errors on the page after the Calculate Price button is clicked will be indicated with a red asterisk (\*) next to the field/value in the question. These errors must be corrected before successfully requesting a price.

**LOCK HISTORY**

• Lock Term is required

Calculate Price

Please review the loan below and press Calculate Price to continue.  
Printing this form does not constitute confirmation of a lock request.

| Lock Information |                                                                                                                                                         |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lock Type        | <input type="radio"/> New Lock<br><input type="radio"/> Extension 4 day Extension<br><input type="radio"/> Re-Lock<br><input type="radio"/> Change Lock |
| Lock Term        | Select One                                                                                                                                              |
| Interest Rate    | 0.000%                                                                                                                                                  |

NOTE: The following fields have been added:

- PMI, MIP and Funding Fee Financed
- Date FHA Case Number Issued
- Is borrower a VA reservist?
- Has borrower had a previous VA loan?
- Is borrower exempt from VA fees?

5. **Accept Price page:** Once lock is priced the Accept Price page will display with pricing. Government Factor will display for FHA and VA loans (conventional loans will display 0.000).

Loan amount displayed is the adjusted loan amount for FHA and VA loans. If a PMI plan code is entered and the financed indicator is set to "Yes", the conventional loan will display an adjusted loan amount.

Price can be accepted at which time the confirmation is available or sent for review.

**EDIT LOCK DATA**

| Transaction Details |                   |
|---------------------|-------------------|
| Product             | T100              |
| Description         | FHA 30 YEAR FIXED |
| Loan Amount         | \$100,205.00      |
| Government Factor   | 2.250             |
| Lock Expires on     | 10/14/2010        |

| Pricing Details |        |
|-----------------|--------|
| Base            | -3.233 |
| FICO 720+       | -0.125 |
| Final Price     | -3.358 |

Accept Price    Send for Review

The 'Send for Review' button forwards your request to the Regional Secondary Marketing office for review. Please return to the Edit Lock Data page to utilize the 'Comments' section for your request.

Printing this form does not constitute confirmation of a lock request.

Errors on Accept Pricing will be displayed; no pricing will display in details. From here you can send for review or return to the Edit Lock page and correct error(s).

**EDIT LOCK DATA**

**Pricing Errors:**

• BASE PRICING NOT AVAILABLE. CALL FOR PRICING!

| Transaction Details |                           |
|---------------------|---------------------------|
| Product             | T300                      |
| Description         | CONF 30 AND 25 YEAR FIXED |
| Loan Amount         | \$98,000.00               |
| Government Factor   | 0.000                     |
| Lock Expires on     | 10/4/2010                 |

| Pricing Details |   |
|-----------------|---|
| Base            |   |
| Adjustment(s)   | 0 |
| Final Price     |   |

Send for Review

6. **Lock changes, re-lock and extensions:** Originator cannot make changes, re-lock and/or extend a lock.

**EDIT LOCK DATA**

**Pricing Errors:**

• Changes, Extensions and Re-locks are not available online at this time. You may submit your request to your Regional Office by pressing the Submit for Review button.

| Transaction Details |  |
|---------------------|--|
| Product             |  |
| Description         |  |
| Loan Amount         |  |
| Government Factor   |  |
| Lock Expires on     |  |

| Pricing Details |  |
|-----------------|--|
| Base            |  |
| Final Price     |  |

7. **Lock Confirmations:** Accepting price creates a lock confirmation which is viewable by clicking on the View/Print Lock Confirm link on the lock history page.  
NOTE: Lock price is in dollar format.

3-3-2010 9:37 AM

**SIERRA PACIFIC MORTGAGE**  
Lock Confirmation

LOAN NUMBER: 2001150

The following information represents loan details under which this loan has been locked.

Terms and Conditions:

- o The rate and loan price are in effect through the expiration of the lock. The pricing indicated below is based upon the information obtained at the time of locking. Sierra Pacific Mortgage may make adjustments to the price upon review and validation of the information submitted in the loan package. Notification of any errors or corrections needed to this lock confirmation must be received within 24 hours of the time of lock.
- o This lock is not a confirmation that the loan referenced below complies with the requirements of Sierra Pacific, including, without limitation, the underwriting and mortgage loan eligibility requirements of Sierra Pacific. In addition to any other requirements of Sierra Pacific, this lock confirmation will be invalid if the originator is not properly licensed or fails to comply with applicable laws with respect to the mortgage loan below.
- o A complete loan package for this loan must be received within 10 days of the initial lock date.

|                                      |                    |
|--------------------------------------|--------------------|
| Base Price:                          | -2.910             |
| Extension Fee:                       | 0.000              |
| Relock Fee:                          | 0.000              |
| Net Price:                           | 0.000              |
| <b>Itemized Adjustments:</b>         |                    |
| FICO 720+                            | -0.125             |
| <b>Total Itemized Adjustments:</b>   | -0.125             |
| <b>Total Price Adjustment:</b>       | -0.125             |
| SPM Concession:                      | 0.000              |
| Originator's Concession:             | 0.000              |
| <b>Lock Price (in basis points):</b> | <b>-3.035</b>      |
| <b>Lock Price (dollar amount):</b>   | <b>\$-2,974.30</b> |
| SRP (if applicable):                 | 0.000              |

|                      |                                      |                   |                             |
|----------------------|--------------------------------------|-------------------|-----------------------------|
| Originator's Office: | TEST EXPRESSLOAN BROKER - DO NOT USE |                   |                             |
| Originator:          | DAVID HELMRICH                       |                   |                             |
| SPM Representative:  | MELISSA SERRANO                      |                   |                             |
| Borrower(s):         | HARVEY HOMELOAN                      | Property Type:    | Detached Single Family Home |
| Property Address:    | HANNA HOMELOAN                       | Number of Units:  | 1                           |
| City State Zip:      | FOLSOM, CA 95630                     | Loan Purpose:     | Purchase                    |
| Lock Date:           | 09-03-2010                           | Occupancy Type:   | Primary Residence           |
| Lock Time:           | 4:17 AM PST                          | Loan Amount:      | \$88,000.00                 |
| Lock Term:           | 30                                   | Appraised Value:  | \$125,000.00                |
| Lock Expiration:     | 10-04-2010                           | Sales Price:      | \$122,000.00                |
| Program Category:    | FHA 30 YEAR FIXED                    | LTV:              | 81.000                      |
| Interest Rate:       | 4.500%                               | CLTV:             | 81.000                      |
| Margin:              | 0.000                                | Special Programs: |                             |
| Loan Term:           | 360                                  | Doc Type:         | Full/Alt                    |
| Impounds:            | Y                                    | FICO Score:       | 750                         |

Sierra Pacific Mortgage Company, Inc  
50 IRON POINT CIRCLE, SUITE 200, FOLSOM, CA 95630  
916-932-1700 \* 800-447-3386

The information provided is intended for use by mortgage professionals and financial institutions regarding secondary transactions only. Rates and programs are subject to change without notice.

**See next pages for ExpressLoan enhancements pertaining to Web Locking.**

## ExpressLoan Enhancements pertaining to Web Locking

ExpressLoan now accurately displays the government factor. The following screenshots demonstrate the ExpressLoan updates and alignment adjustments..

Navigation bar re-alignment places Government in front of Details of Transaction page.

| LOAN NAVIGATOR         |
|------------------------|
| Mortgage Type          |
| Borrowers              |
| Addresses              |
| Credit Request         |
| Subject Property       |
| Employment             |
| Monthly Income         |
| Assets                 |
| Liabilities            |
| Other Expenses         |
| Public Records         |
| REO Associations       |
| Schedule of REO        |
| Housing Expense        |
| <b>Government</b>      |
| Details of Transaction |
| Declarations           |
| Additional Information |

8. **Type of Mortgage:** PMI, MIP and Funding Fee Financed field are used on the transaction page where the value is displayed. If the loan is imported as a FHA or VA the default setting is financed “Yes”. If loan is imported as conventional (FNMA) default setting is financed “No”.

| Type of Mortgage and Terms of Loan |              |                                |                                                               |
|------------------------------------|--------------|--------------------------------|---------------------------------------------------------------|
| Application Date: 03-03-2010       |              |                                |                                                               |
| Base Loan Amount                   | \$98,000.00  | Note Rate                      | 4.500%                                                        |
|                                    |              | # of Months                    | 360                                                           |
| 2 <sup>nd</sup> Loan Amount        |              | 2 <sup>nd</sup> Loan P&I       |                                                               |
| Additional Loan Information        |              |                                |                                                               |
| Purpose of Loan                    | Purchase     | Documentation Type             | Full/Alt                                                      |
| Purchase Price                     | \$122,000.00 | Occupancy Type                 | Primary Residence                                             |
| Appraised Value                    | \$125,000.00 | PMI, MIP, Funding Fee Financed | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| Refi Info                          |              |                                |                                                               |
| Acquisition Date                   | (mm-dd-yyyy) | Acquisition Amount             |                                                               |

9. **Government:** The addition of the government loan questions allow the system to calculate the factor used in setting the funding fees (factor) applied. This factor is also displayed on the details of transaction page as a read only field. The appropriate question(s) will be available based on the loan type set on the type of mortgage page.

|                     |                                        |
|---------------------|----------------------------------------|
| Conventional (FNMA) | - all questions are grayed out         |
| FHA                 | - Date FHA Case # Issued               |
|                     | VA questions are grayed out            |
| VA                  | - Is borrower a VA reservist?          |
|                     | - Has borrower had a previous VA loan? |
|                     | - Is borrower exempt from VA fees?     |
|                     | FHA question is grayed out             |

| Government Information             |                                                    |
|------------------------------------|----------------------------------------------------|
| Agency Case Number                 | <input type="text"/>                               |
| Co-Borrower Married to Borrower    | Yes <input type="button" value="v"/>               |
| Entitlement Amount                 | <input type="text" value="\$0.00"/>                |
| FHA Lender ID                      | <input type="text"/>                               |
| FHA Sponsor ID                     | <input type="text"/>                               |
| Government Refinance Type          | <input type="button" value="v"/>                   |
| Section of the Act                 | <input type="button" value="v"/>                   |
| County                             | Select One... <input type="button" value="v"/>     |
| Monthly MCC                        | <input type="text" value="\$0.00"/>                |
| Sales Concessions                  | <input type="text" value="\$0.00"/>                |
| Maintenance / Utilities            | <input type="text" value="\$0.00"/>                |
| Date FHA Case # Issued             | <input type="text" value="(mm-dd-yyyy)"/>          |
| Is borrower a VA reservist?        | Yes <input type="radio"/> No <input type="radio"/> |
| Has borrower had previous VA loan? | Yes <input type="radio"/> No <input type="radio"/> |
| Is borrower exempt from VA fees?   | Yes <input type="radio"/> No <input type="radio"/> |

10. **Detail of Transactions page:** The change to the detail of transaction page with this release is graying out of the MIP.PMI, Funding Fee Financed field for all loans. Now that the question is answered on the type of mortgage page this field is not an input field

NOTE: The calculated government factor based on the answers entered on the government page for FHA and VA loans is still displayed as read only.

|                                              |                                           |
|----------------------------------------------|-------------------------------------------|
| Purchase Price                               | <input type="text" value="\$122,000.00"/> |
| Alterations, Improvements, Repairs           | <input type="text" value="\$0.00"/>       |
| Refinance                                    | <input type="text" value="\$0.00"/>       |
| Debts to be Paid                             | <input type="text" value="\$0.00"/>       |
| Estimated Prepaid Items                      | <input type="text" value="\$0.00"/>       |
| Estimated Closing Cost                       | <input type="text" value="\$500.00"/>     |
| PMI, MIP, Funding Fee                        | <input type="text" value="\$2,205.00"/>   |
| Discount                                     | <input type="text" value="\$0.00"/>       |
| Total Costs                                  | <input type="text" value="\$124,705.00"/> |
| Subordinate Loan Amount                      | <input type="text" value="\$0.00"/>       |
| Closing Cost Paid By Originator              | <input type="text" value="\$0.00"/>       |
| Closing Cost Paid By Seller                  | <input type="text" value="\$0.00"/>       |
| Other Credits                                | <input type="text" value="\$0.00"/>       |
| Earnest Money Deposit                        | <input type="text" value="\$0.00"/>       |
| Base Loan Amount                             | <input type="text" value="\$98,000.00"/>  |
| PMI, MIP, Funding Fee Financed               | <input type="text" value="\$2,205.00"/>   |
| Plan Code                                    | <input type="text" value="FHA"/>          |
| Upfront %                                    | <input type="text" value="2.250%"/>       |
| Total Loan Amount                            | <input type="text" value="\$100,205.00"/> |
| Cash From / To Borrower                      | <input type="text" value="\$24,500.00"/>  |
| <b>HELOC Information</b>                     |                                           |
| Undrawn HELOC Amount (Subject Property Only) | <input type="text" value="\$0.00"/>       |