

Lock Request Submission Instructions through TPO Connect and Optimal Blue

Please refer to the resource center for registration instructions

https://angeloakms.com/resources-documents/#Training-Videos--Guides

Select the loan from your pipeline:

1. Once Under Activities, click on Product Pricing & Lock. Then select Search Product & Pricing

Activities	Workflow	Product, Pricing & Lock
i⊟ LOAN SUMMA	RY	
1003		Product Details
	CING &	This loan does not have a loan program
		Simply select the "Search Product & Pricing" button to continue
		Search Product & Pricing

2. On the Product and Pricing Lock Screen, all fields that have a red * must be completed. Complete any blank fields and then hit Search Product & Pricing (see screen shot directly below). If any required fields are left blank, an error message will appear directing you to the correction.

Search Pro	duct and Pricing			
0	* Borrower First Name 2 Program	* Representative Credit Score 3	* Purchase Price \$150,000.00	
	* Borrower Last Name ALLEN	*Loan Type Conventional	Appraised Value \$150,000.00	
	Borrower SSN	* Losn Documentation Type	• Term Months	• Due In
	Borrower Citizenship Status	Loan Purpose	Amortization Type	
	U.S. Citizen	Purchase 👻	Fixed Rate 🔹	
			Lock Period 30	
			Subordinate Financing Bal	ance

rch Product and Pricing		×
* Address	• City	Prepayment Penalty
1 Main St	Atlente	E No
* Subject Property State * County	Postal Code Number of Units	Self-Employed
Georgia 🔻 FULTON	. 30303 1	E No
• Property Type	Occupancy Type	Interest Only
Detached	Primary	Tes =
Front End DTI Back End DTI	Total Monthly Income	*LO Compensation Paid By
5.37 5.37	\$10,000.00	
AUS Findings		Target Rate Price 6.250
Engine	2	
Manual Underwriting		Channel
FHA Total Scorecard		Wholesale
Select One		
Select One]	

3. Once all required fields are completed and Search Product & Pricing button is selected, this will start the launch to the pricing engine. This message will appear as the pricing engine is loading.

~
Please wait

4. Next the Lock Request form will appear. All loan details from TPO Connect flood into the product and pricing engine. Just like in TPO Connect, all required fields have a red dot next to them and if one of the fields is left blank, you will be prompted to correct. Notes for key fields/search options are provided below.

NOTE: if pricing a Bank Statement scenario, the self-employment status must show as yes under borrower information

Borrower Information			
Borrower First Name	Borrower Last Name	 FICO 	Self Employed
Program	ALLEN	750	No 🗸
Income Documentation	Asset Documentation	Employment Documentation	DTI Ratio
Verified 🗸	Verified 🗸	Verified 🗸	5.368
Citizenship	First Time Home Buyer	Non-Occupant Coborrower	 Properties Financed
U.S. Citizen 🗸	No 🗸	No 🗸	1

NOTE: the county must be entered, this is important to accurately price agency high balance scenarios

Property Information			
Occupancy	Property Type	Number of Units	 Number of Stories
Primary Residence 🗸	Single Family	1 Unit 🗸	1
State	 County 	Corporate Relocation	Property Zip
Georgia (GA) 🗸	DeKalb 🗸	No 🗸	30303

NOTES for First Lien Search Criteria in the order as presented on the Lock Request form:

- · Loan Type will always default to Conforming and does not need to be adjusted
- Loan Term defaults to 30 yr but can be adjusted for agency products i.e. 15 or 20 yr
- AM Type will always default to fixed
- ARM Fixed Terms nothing to change here, a box must be selected to show pricing
- Expanded Approval Levels should be left blank
- Product Types, select Standard for agency scenarios or Expanded Guidelines for Non-QM scenarios
- Interest Only will need to show as yes for IO scenarios
- Automated U/W System: Non-QM Scenarios = Manual and Agency = LP or DU
- Prepayment Penalties are only offered on Non-Owner-Occupied Non-QM products. The PPP will show as a buy out if the drop down reflects none, it can be adjusted to the full term or reduced terms. OB will is configured to not allow a PPP if the property is located in a state that does not allow a PPP and it also follows other state restrictions.

Loan Type:	Conform	ning (NonConforming		⊖ va	OUSDA	
Loan Term(s):	🗹 30 Yr	25 V	- 🗌 20 Yr	15 Vr	0 10 Yr	Max: 3	
Amortization Type(s):	Fixed						
ARM Fixed Term(s):	🗹 5 Yr	🗌 7 Yr	🗌 10 Yr				
Exp. App. Level(s):	□ N/A	Level	1 Level 2	Level 3	Lev	el 4 🗌 Level 5 M	lax: 3
Exp. App. Level(s): Product Type(s):	All	Level :	1 Level 2 Standard HUD Specialty	Level 3	Lev rdable p/Rehab	el 4 🔹 Level 5 M	lax: 3 Hero/Champion USDA Streamline
Exp. App. Level(s): Product Type(s):	 N/A All HFA/Bon Expande 	Level : nd ed Guidelines	Level 2	Level 3	Lev rdable b/Rehab	el 4 🔹 Level 5 M	ax: 3 Hero/Champion USDA Streamline
Exp. App. Level(s): Product Type(s): Desired Price	N/A	Level : nd ed Guidelines De: 100	Standard HUD Specialty	Level 3	Lev rdable b/Rehab	el 4 Level 5 M	Iax: 3 Hero/Champion USDA Streamline Interest No

NOTES for Income Verification Type Options under Expanded Guidelines:

- Platinum Asset Qualifier = Asset Related
- Bank Statement = Business or Personal / # of months
- Investor Cash-Flow = DSCR which provides all DSCR scenarios

V	A Veteran Type/History	Exempt from Fundin	g Fee	PMI/MIP/FF/G Fee %	PMI/MIP/FF/G Fee Amount
Activ	ve Duty - 1st use 🛛 💙	No	~	0.00	0.00
PMI/	MIP/FF/G Fee Paid in Cash	PMI/MIP/FF/G Fee Fin	anced	1st Mtg Loan Amt (Base)	1st Mtg Loan Amt (Total)
0.00		0		100000	100000
	Einsteine Entire Amount				
Expande	d Guideline Eligibilit	y and Pricing (Not E	valuated f	or other Product Types)	
Expande	d Guideline Eligibilit	y and Pricing (Not E	valuated f	or other Product Types)	
Expande	d Guideline Eligibilit	y and Pricing (Not E	valuated f	or other Product Types) Mtg Lates x90 (12 Mos)	Mtg Lates x120 (12 Mos)
Expande	d Guideline Eligibilit	y and Pricing (Not E Mtg Lates ×60 (12 /	valuated f	or other Product Types) Mtg Lates x90 (12 Mos)	Mtg Lates ×120 (12 Mos)
Expande	d Guideline Eligibilit dg Lates x30 (12 Mos)	y and Pricing (Not E Mtg Lates ×60 (12 / Mtg Lates ×60 (13 -24	Valuated f	or other Product Types) Mtg Lates x90 (12 Mos) 0 Mtg Lates x90 (13-24 Mos)	Mtg Lates x120 (12 Mos) 0 Mtg Lates x120 (13-24 Mos)
Expande	d Guideline Eligibilit dg Lates x30 (12 Mos) g Lates x30 (13-24 Mos)	y and Pricing (Not E Mtg Lates x60 (12 / 0 Mtg Lates x60 (13-24 0	Mos)	or other Product Types) Mtg Lates x90 (12 Mos) 0 Mtg Lates x90 (13-24 Mos) 0	Mtg Lates x120 (12 Mos) 0 Mtg Lates x120 (13-24 Mos) 0
Expande 0 0	d Guideline Eligibilit d Guideline Eligibilit dtg Lates x30 (12 Mos) g Lates x30 (13-24 Mos) come Venification Type	y and Pricing (Not E Mtg Lates x60 (12 / 0 Mtg Lates x60 (13-24 0 Bankruptcy Typ	Valuated f	or other Product Types) Mtg Lates x90 (12 Mos) 0 Mtg Lates x90 (13-24 Mos) 0 Bankruptcy Outcome	Mtg Lates x120 (12 Mos) 0 Mtg Lates x120 (13-24 Mos) 0 Bankruptcy Seasoning
Expande	Ang Lates x30 (12 Mos) g Lates x30 (13-24 Mos) pcome Venification Type	y and Pricing (Not E Mtg Lates x60 (12 0 Mtg Lates x60 (13-24 0 Bankruptcy Type None	valuated f	or other Product Types) Mtg Lates x90 (12 Mos) 0 Mtg Lates x90 (13-24 Mos) 0 Bankruptcy Outcome Not Applicable	Mtg Lates x120 (12 Mos) 0 Mtg Lates x120 (13-24 Mos) 0 Bankruptcy Seasoning Not Applicable
Expande	Analoc Envire Amount d Guideline Eligibilit Atg Lates x30 (12 Mos) g Lates x30 (13-24 Mos) come Venfication Type Doc Housing Event Type	y and Pricing (Not E Mtg Lates x60 (12 / 0 Mtg Lates x60 (13-24 0 Bankruptcy Typ None Housing Event Seas:	Valuated f	or other Product Types) Mtg Lates x90 (12 Mos) 0 Mtg Lates x90 (13-24 Mos) 0 Bankruptcy Outcome Not Applicable V Unique Property	Mtg Lates x120 (12 Mos) 0 Mtg Lates x120 (13-24 Mos) 0 Bankruptcy Seasoning Not Applicable

5. Once all fields have been completed, click submit for product/pricing options.

INOTA	•	пот кррісарія	÷	140	
				Submit	

6. All available products will appear in green. Click the blue lock next to the desired rate / price to proceed with request. If pricing a lender paid compensation scenario, the Client Lender Paid Compensation % displays in the search options.

😸 Prir	Print Full(Orig) Vide(Orig) Blend(Orig) Best(Orig) Best(Orig)									Best(Orig)		
Links	Eligible Prod	uct Rate	ARM Margin	APR	P&I	Closing Cost (\$)	Price	Discount/Rebate(\$)	Bona Fide Discount in Points	Compensation(\$)	Detail	Compare
0	Banl Statement 30 Fixed - EG	Yr 8.000	0.000	8.000	\$1,101	\$0	102.000	-\$3,000	0.000%	\$4,125	Hide	
View	View Pricing for lock period: 45 Expiration: 03/02/21 Pricing Last Updated: 01/15/21 9:44 AI Search Timestamp: 01/17/21 9:40 AM										8 Ba	
Rate	APR	P&I	Closing Cost (\$)		Originatio	n Charges(\$)	Price	Total Credit (\$)	Discount/Rebate(\$)	Compensation	ı(%)	Select
4.62	5 4.866	\$771	\$4,125		\$4	4,125	97.250	\$0	\$4,125	2.750		
4.75	0 4.971	\$782	\$3,750		\$3	3,750	97.500	\$0	\$3,750	2.750		
4.87	5 5.075	\$794	\$3,375		\$3	3,375	97.750	\$0	\$3,375	2.750		
5.00	5.178	\$805	\$3,000		\$3	3,000	98.000	\$0	\$3,000	2.750		
5.12	5 5.282	\$817	\$2,625		\$2	2,625	98.250	\$0	\$2,625	2.750		
5.25	5.385	\$828	\$2,250		\$2	2,250	98.500	\$0	\$2,250	2.750		
5.37	5 5.488	\$840	\$1,875		\$1	1,875	98.750	\$0	\$1,875	2.750		
5.50	5.591	\$852	\$1,500		\$1	1,500	99.000	\$0	\$1,500	2.750		
5.62	5 5.694	\$863	\$1,125		\$1	1,125	99.250	\$0	\$1,125	2.750		

7. Once the rate/ price has been selected, a summary page of the loan parameters used for pricing will appear. Click Request Lock to initiate the lock request.

				1	Pipeline 🕨	Lock Form New	New Search)	Rate She
Selected Loan:	Loan ID: 22534	Status: Registered	Borrower: ALLEN	2 🔺 🖻				
		Changes made on t	the Lock Form wi	I not be evaluated	by the product a	and pricing engine.		
Pri	nter Friendly Versi	on		Update Encompass			Request Lock	
Borrowe	er Information	1						

8. The OB logo appears once the lock request has been submitted.

Loan ID: 19390 Status: Regi	stered Borrower: Test HappyLady 🦻		
Changes ma	de on the Lock Form will not be evalu	ated by the product and pricing engi	ne.
nter Friendly Version			Request Lock
	Please Wait		
er Information			
Borrower First Name Happy			
FICO 750			Citizenship U.S. Citizen
ncompass Loan Number			Properties Financed
002012110502			
/ Information			
Property Type	Occupancy	Number of Units	Number of Stories
Single Family	Primary Residence	1 Unit	1
	 Property 	Address	

9. Click close and please exit the file in TPO connect so the Lock Desk Team can process the request. The Lock Desk cannot process the request if another user is in the file.



NOTE – if the attempted search results show as an ineligible product, click show to view the Disqualifiers. OB will highlight the loan parameters that need to be changed to make the scenario eligible. Example below:

inks Ineligible Product					
Dica	ualifiers				
1.	Income Verification Type is Full Doc				
2.	1st Mtg Loan Amt (Total) < 150000				
3.	Self Employed is No				

Click revise search to go back to the lock request form to make the necessary changes and then click submit to view eligible pricing options.

Re-Submit Options	Re-Submit	Revise Search			
 1st Mtg Loan Amt (Base) 	• LTV	CLTV New	Desired Rate	Desired Price	Desired Lock
100000	66.67		100		30
Interest Only	Waive Escrows	AUS	Buydown	Prepayment Penalty	DTI Ratio
No 🗸	No 🗸	Manual/Traditiona 🗸	None 🗸	None 🗸	5.368
Property Zip	1st Mtg Loan Amt (Total)				
30303	100000				

Eligible pricing options appear once changes are made:

Full(Orig) Full(Orig) Side(Orig) Best(Orig) Best(Orig) Best(Orig)												
inks E	Eligible Prod	uct Rate	ARM Margin	APR	P&I	Closing Cost (\$)	Price	Discount/Rebate(\$)	Bona Fide Discount in Points	Compensation(\$)	Detail	Company
) s	Bank tatement 30 ixed - EG	Yr 8.000	0.000	8.000	\$1,101	\$0	102.000	-\$3,000	0.000%	\$4,125	Hide	
View Pricing for lock period: 45 Expiration: 03/02/21 Pricing Last Updated: 01/15/21 9:44 AI Search Timestamp: 01/17/21 9:40 AM												
Rate /	ADD	DST	Closing Cost (\$		Originatio	n (haranc(t)	Drice	Total Credit (\$)	Discount/Pehate(\$)	Companyation	N 96.1	
Tratte	APR.	100	Closing Cost (4)		Originado	ii Cilaryes(ə)	Flice	Total Create (#)	Discound(cepare(a)	compensation	1 /0/	Select
4.625	4.866	\$771	\$4,125		S-	1,125	97.250	\$0	\$4,125	2.750	(10)	Seect
4.625 4.750	4.866 4.971	\$771 \$782	\$4,125 \$3,750		54 \$3	4,125 3,750	97.250 97.500	\$0 \$0	\$4,125 \$3,750	2.750 2.750		
4.625 4.750 4.875	4.866 4.971 5.075	\$771 \$782 \$794	\$4,125 \$3,750 \$3,375		54 55 51	4,125 3,750 3,375	97.250 97.500 97.750	\$0 \$0 \$0	\$4,125 \$3,750 \$3,375	2.750 2.750 2.750		
4.625 4.750 4.875 5.000	4.866 4.971 5.075 5.178	\$771 \$782 \$794 \$805	\$4,125 \$3,750 \$3,375 \$3,000		54 53 53 53	4,125 3,750 3,375 3,000	97.250 97.500 97.750 98.000	\$0 \$0 \$0 \$0 \$0 \$0	\$4,125 \$3,750 \$3,375 \$3,000	2.750 2.750 2.750 2.750 2.750		
4.625 4.750 4.875 5.000 5.125	4.866 4.971 5.075 5.178 5.282	\$771 \$782 \$794 \$805 \$817	\$4,125 \$3,750 \$3,375 \$3,000 \$2,625		54 53 53 53 53 53	4,125 3,750 3,375 3,000 2,625	97.250 97.500 97.750 98.000 98.250	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,125 \$3,750 \$3,375 \$3,000 \$2,625	2.750 2.750 2.750 2.750 2.750 2.750		

10. The Lock Status in TPO Connect will automatically update to Lock Requested while the request is pending.



11. The Lock Status in TPO Connect will automatically update Locked once the lock request has been accepted. pending.



12. The lock confirmation will automatically upload to the Documents section of TPO Connect and will be in the Secondary Marketing Lock Confirmation folder.

	All Borrowers			
loconditions	[UNASSIGNED]		Drag & Drop files here or	Browse for files
LOAN ACTIONS	Program Aston 300			
Import Additional D	CLOSING PACKAGE	Comments	Drag & Drop files here or	Browse for files
Order DU	DISCLOSURE - ATR CERTIFICATION	Comments	Drag & Drop files here or	Browse for files
Order LPA Submit Loan	DISCLOSURES & LOAN INFO	Comments	Drag & Drop files here or	Browse for files
Notify Lender	PROPERTY - APPRAISAL	Comments	Drag & Drop files here or	Browse for files
	SECONDARY MARKETING - LOCK CONFIRMATION	Comments	Drag & Drop files here or	Browse for files

Pricing Engine / Lock Request Questions should be directed to your Account Executive, Account Manager and the Angel Oak Lock Desk: LockDeskTeam@angeloaklending.com



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