



**Mortgage Rate Lock Information**

Mortgage interest rates are subject to change daily. Ent allows the option of "locking in" the current mortgage loan interest rate to protect you against a rate increase during the loan process. Please contact your Mortgage Loan Officer by phone, text or email to request a rate lock. Below are the details on Ent's rate lock options.

### **Lock & Shop – An application to purchase a home has been submitted but you are still shopping**

The Lock & Shop program removes the risk of your mortgage loan's interest rate increasing while you shop for your new home. After you've found your new home and Ent receives your purchase contract, you can lock your loan's interest rate at the current rate, even if it is lower than the rate in effect on the day you submitted your application, or continue to "float" your rate until you are within 10 days of closing your loan. This allows you to shop for your home for 60 days and have 30 days to close your loan, for a total of 90 days of rate increase protection, all at no cost to you. Additional conditions or exclusions may apply.

### **New Build Purchase – You are purchasing a home being built by a builder**

When you build a home it can take 6 months, or longer, from the time you sign your purchase contract until you close on your home. Ent has 3 rate lock options to choose from during that time:

1. Lock your interest rate when you are within 90 days of closing. Your rate will "float" until this option is exercised.
2. Lock your interest rate for 6 months with a maximum rate increase of 0.25% above the rate at the time you locked.  
**Example:** A rate of 5.0% has a maximum increase to 5.25%. If rates stay the same during the lock period, you will receive the original rate. If rates increase, your rate cannot increase more than 0.25% during the 6-month rate lock period.
3. Lock your interest rate for 6 months at a fee of 0.375% (calculated based on the loan amount).  
**Example:** Loan amount \$200,000 x 0.375% = \$750 rate lock fee

You can choose your rate lock option once we have received your completed loan application and an executed copy of the purchase contract signed by the builder. Option 3 is only available for Conventional and FHA loan products. For additional rate lock information and restrictions, please speak to your Mortgage Loan Officer.

### **Refinance Loans**

A mortgage loan's interest rate can be locked for 60 days on a mortgage refinance loan, once Ent has received a completed loan application. For additional rate lock information and restrictions, please speak to your Mortgage Loan Officer.

## **MORTGAGE RATE LOCK Q & A**

### **What does "rate lock" mean?**

Once the interest rate on your mortgage loan is locked, the rate and corresponding points on your loan are guaranteed up to the end of the period of your rate lock agreement. You will receive your loan at the locked rate and corresponding points, regardless of which way interest rates move. If you choose not to move forward with the loan or do not provide the required fees and documentation within 10 days of the end of the rate lock period, Ent cannot guarantee the loan will close prior to the end of the rate lock. If the loan does not close within the rate lock period, you may be subject to an increase in interest rate or additional fees.



### **What does it mean to “float” your rate?**

When you float your mortgage loan's interest rate, you are not guaranteed the rate and points you are quoted at loan application. You are assuming the risk of interest rates moving up or down. If you choose this option, it is your responsibility to decide when to lock your mortgage loan's interest rate. You may float your rate up to 10 calendar days prior to the scheduled closing of your mortgage loan. At that time, the loan will be locked at the current interest rate and points.

### **What If:**

#### **The rate lock expires before I close?**

- If your closing is delayed and/or exceeds the lock date, you'll have the option to buy an extension from one of the options below. Extensions must be granted prior to the original lock expiration. Failure to do so will only increase the cost to extend, if available.

7 Day Extension = 0.125% (Example: \$200,000 loan with a 7 day extension 0.125% = \$250)

14 Day Extension = 0.250%

21 Day Extension = 0.375%

30 Day Extension = 0.500%

- If the rate lock expires before you close your loan and you do not choose to buy an extension, you will receive the higher of the original locked rate and points or the current rate and points based on worst-case pricing. You may complete a new rate lock at the current rate and points once the old lock has been expired for more than 30 days.

#### **My loan program changes?**

- If you request a loan program change during the rate lock period (i.e., change your desired loan from a 30-Year Fixed Rate to 15-Year Fixed Rate), the new loan program is subject to the interest rate and points in effect on the date of the original lock as published by Ent. The original rate lock date and period still apply.

#### **Rates decrease lower than my locked rate and my loan didn't qualify for Lock & Shop?**

- If you would like to break a rate lock to take advantage of a new lower rate, you will be charged a \$500 lock drop fee in order to receive the new lower rate.

#### **My purchase contract falls through?**

- If the address of the property you intend to purchase changes, a new loan application will have to be submitted and the locked interest rate will no longer apply.

#### **I withdraw my current application?**

- Should you withdraw your loan request and reapply for the same property within 30 days of the withdrawal date, you will receive the higher of either your original locked rate and points or the current rate and points, based on worst-case pricing.