

PAL Request: Automated Lock Request Feature

This document will provide detailed instructions on accessing PMC BanCorp’s Automated Lock Request Feature (PAL Request). This feature is only available to Approved Clients who have been assigned their unique ID/PW. Please note that this feature is for a Lock Request and does not guarantee a rate lock. You should receive a confirmation of your rate being locked shortly after it has been processed by our Lock Desk. Automated lock requests will be subject to our [Rate Lock Policy](#).

1) Step 1 - Initial Log In

- The Automated Lock Request Feature is available through our P-Pricer for all Approved loans currently in your pipeline. Open a new browser to www.pmcmtg.com, click on the P-Pricer link, then login with your unique ID/PW. If a Broker ID & Password has not been issued, please contact your Account Executive.

The screenshot displays the PMC BanCorp P-Pricer website. At the top left is the PMC BanCorp logo with the tagline "A Leader in Prime & Alt-A Mortgage Banking". A navigation menu includes links for Home, Products, Rates, P-Finder™, P-Pricer™ (highlighted with a red arrow), Pipeline, and Forms & Resources. The main content area features a "Selected Feature requires login." message with input fields for Username and Password, and a Login button. Below this is a link to order a Business Partner Package. On the left sidebar, there are icons for PRODUCTS, RATES, LOAN FINDER, LOAN PRICER, and PIPELINE, along with a Monthly Payment Calculator and Links/Glossary sections. The footer contains "Who are we?", "Bulletins", "Broker List", "Careers", "Contact us", and a copyright notice: "COPYRIGHT © 2005-2007 PMC Bancorp. ALL RIGHTS RESERVED. LENDER LICENSING/EQUAL HOUSING LENDER".

2) Step 2 – Find Loan

- Once logged into the P-Pricer, input the loan # and Find Loan. You can also choose “View Lock request List” to view a list of all locks that have been submitted through the Automated Auto Lock Feature.



Loan #:

[Find Loan](#)

[View Lock Request List](#)

Fixed Rate Mortgage

Advantage Alt-A Fixed	[Guideline]
Advantage Alt-A Fixed I/O	[Guideline]
Conforming Fixed	[Guideline]
Conforming Fixed I/O	[Guideline]
Fannie Mae Expanded Approval (Fixed)	[Guideline]
Jumbo 100 Fixed	[Guideline]
Jumbo 100 Fixed I/O	[Guideline]
Jumbo 200 Fixed	[Guideline]
Jumbo 200 Fixed I/O	[Guideline]
Jumbo SISA Fixed	[Guideline]
Jumbo SISA Fixed I/O	[Guideline]
My Community (Fixed I/O)	[Guideline]
My Community (Fixed)	[Guideline]
PMC Non-Prime Fixed	[Guideline]
PMC Non-Prime Fixed I/O	[Guideline]
Premier Alt-A Fixed	[Guideline]

ARM (Adjustable Rate Mortgage)

Advantage Alt-A ARM	[Guideline]
Advantage Alt-A ARM I/O	[Guideline]
Fannie Mae Expanded Approval (ARM)	[Guideline]
Jumbo 100 ARM	[Guideline]
Jumbo 100 ARM I/O	[Guideline]
Jumbo 200 ARM	[Guideline]
Jumbo 200 ARM I/O	[Guideline]
Jumbo SISA ARM	[Guideline]
Jumbo SISA ARM I/O	[Guideline]
My Community (ARM I/O)	[Guideline]
My Community (ARM)	[Guideline]
Premier Alt-A ARM	[Guideline]

3) Step 3 – Choose a Rate

- Loan details will automatically be updated into the P-Pricer. Review the details of each parameter for accuracy. Choose the Lock Days (pricing adjustment may apply).

PMC BanCorp
 A Leader in Prime & Alt-A Mortgage Banking

Welcome to PMC! pmctest Logged In. [Logout](#)

[Home](#) | [Products](#) | [Rates](#) | [P-Finder™](#) | [P-Pricer™](#) | [Pipeline](#) | [Forms & Resources](#)

Loan Pricer
 Thank you for Visiting

Conforming 30/30 yr Fixed [<<< Back to the product list](#)

Loan #: 200 Borrower: DOE, JOHN Status: U/W-APPROVED [\[See Detail\]](#)

Lien Position: FIRST
 Loan Purpose: Cashout Refinance
 Doc Type: FULL
 Property Type: SFR/PUD(detached)
 Occupancy: Owner Occupied

Purchase Amount: 0
 Appraisal Value: 300,000
 1st Prepay Penalty: No Prepay
 1st Loan Amount: 240,000
 LTV: 80.000% CLTV: 80.000%
 Credit Score: 680
 Cashout Proceeds: 0
 DTI Ratio: 35% (optional: pricing purpose only)
Lock Days: 12 Days (highlighted with red arrow)
 2nd Products:
 2nd Prepay Penalty:
 2nd Loan Amount: 0
 Lender Paid MI:
 Foreign National:
 State: California

Impounds: Yes No
 Self-Employed: Yes No
 1st Time Home Buyer: Yes No

Note:
 [Advanced Search: OFF]

First Lien Pricing Detail

Conforming 30/30 yr Fixed : DF00-30

Note: Confirming Fixed approval is based upon Approve/Eligible decision by Fannie Mae DU.

Adjustment	Rate	Margin	Price
No Impounds	0.000	0.000	0.250
Cash Out & LTV (70.01-80)%	0.000	0.000	0.500
Adjustment Totals:	0.000	0.000	0.750

	Rate	Min Rate	Margin	Price	MO. Payment
<input type="radio"/>	7.500	0.000	0.000	-3.125	\$1,678.11
<input type="radio"/>	7.375	0.000	0.000	-3.250	\$1,657.62
<input type="radio"/>	7.250	0.000	0.000	-3.000	\$1,637.22
<input type="radio"/>	7.125	0.000	0.000	-2.875	\$1,616.92
<input type="radio"/>	7.000	0.000	0.000	-2.750	\$1,596.73
<input type="radio"/>	6.875	0.000	0.000	-2.875	\$1,576.63
<input type="radio"/>	6.750	0.000	0.000	-2.625	\$1,556.64
<input type="radio"/>	6.625	0.000	0.000	-2.375	\$1,536.75

- Choose the Rate you would like to lock at. Then choose Lock Request.

Note

[Advanced Search: OFF]

First Lien Pricing Detail

Conforming 30/30 yr Fixed : DF00-30

Note: Confirming Fixed approval is based upon Approve/Eligible decision by Fannie Mae DU.

Adjustment	Rate	Margin	Price
No Impounds	0.000	0.000	0.250
Cash Out & LTV (70.01-80)%	0.000	0.000	0.500
Adjustment Totals:	0.000	0.000	0.750

	Rate	Min Rate	Margin	Price	MO. Payment
<input type="radio"/>	7.750	0.000	0.000	-2.875	\$1,719.39
<input type="radio"/>	7.625	0.000	0.000	-2.750	\$1,698.70
<input checked="" type="radio"/>	7.375	0.000	0.000	-2.500	\$1,657.62
<input checked="" type="radio"/>	7.250	0.000	0.000	-2.250	\$1,637.22
<input checked="" type="radio"/>	7.125	0.000	0.000	-2.125	\$1,616.92
<input checked="" type="radio"/>	7.000	0.000	0.000	-1.875	\$1,596.73
<input checked="" type="radio"/>	6.875	0.000	0.000	-1.625	\$1,576.63
<input checked="" type="radio"/>	6.750	0.000	0.000	-1.500	\$1,556.64
<input checked="" type="radio"/>	6.625	0.000	0.000	-1.125	\$1,536.75
<input checked="" type="radio"/>	6.500	0.000	0.000	-0.875	\$1,516.96
<input checked="" type="radio"/>	6.375	0.000	0.000	-0.500	\$1,497.29
<input checked="" type="radio"/>	6.250	0.000	0.000	-0.125	\$1,477.72
<input type="radio"/>	6.125	0.000	0.000	0.125	\$1,458.27
<input type="radio"/>	6.000	0.000	0.000	0.625	\$1,438.92
<input type="radio"/>	5.875	0.000	0.000	1.125	\$1,419.69
<input type="radio"/>	5.750	0.000	0.000	1.625	\$1,400.57
<input type="radio"/>	5.625	0.000	0.000	2.125	\$1,381.58
<input type="radio"/>	5.500	0.000	0.000	2.750	\$1,362.69
<input type="radio"/>	5.375	0.000	0.000	3.500	\$1,343.93
<input type="radio"/>	5.250	0.000	0.000	4.250	\$1,325.29
<input type="radio"/>	5.125	0.000	0.000	5.000	\$1,306.77
<input type="radio"/>	5.000	0.000	0.000	5.750	\$1,288.37



Current Time - 12/27/2007 4:28 PM (PT) | Ratesheet Time - 12/27/2007 3:28 PM (PT)



Lock Request

[View Lock Request List](#)

4) Submit Lock Request

- The following Form should appear. Please review for accuracy, provide correct Contact Phone #, a valid Email Address to send Lock Confirmation, add any necessary notes, provide your First and Last name, then click Lock Request to send your Lock Request.

Lock Desk
 Tel : 626-363-7676
 Fax : 626-608-3150

RATE LOCK REQUEST FORM

PLEASE NOTE: LOCK FORM MUST BE COMPLETELY FILLED OUT AND RECEIVED BY 3:00 PM (PT). MISSING OR ERRONEOUS INFORMATION MAY RESULT IN YOUR FILE NOT BEING LOCKED OR PRICING ADJUSTMENTS EVEN AFTER FUNDING.

Date	12/27/2007	Loan #	200
Company	ABC TEST MORTGAGE		
Phone #	123-456-7890	* E- Mail	email@email.com

Loan Information

Program	DF00-30	CONFORMING FIXED 30YR	
Loan Purpose	Cashout Refinance	Loan Term	360
Occupancy	Owner Occupied	Amortization Type	FIXED
Prepay Penalty	No Prepay	Amortization Term	360
Doc Type	FULL	Property Type	SFR/PUD(detached)
Purchase Price	\$300,000.00	Appraised Value	\$300,000.00
1st Loan Amount	\$240,000.00	2nd Loan Amount	\$0.00
LTV	80.000%	CLTV	80.000%
Median Fico Score	680	DTI	35.00%
Interest Only	N	Impounds	N
Lender Paid MI	N	First Time Home Buyer	N
Self Employed	N	Cashout Preceeds	\$0.00
Lock Days	12 Days		

Pricing Information

Interest rate	6.375%	Margin	0.000%
		Rebate / Cost	-0.500%

Borrower Information

Borrower Name	DOE, JOHN	Borrower SSN#	9XX-XX-XX21 680
Co-Borrower Name	DOE, JANE	Co-Borrower SSN#	9XX-XX-XX21 0

Property Information

Property Address	1234 FAKE ST		
City	LOS ANGELES	ZipCode	90008- State CA

Lock Request Note

→ Note: Please send loan docs ASAP.

REMINDER: LOCK VALIDATION DOES NOT CONSTITUTE UNDERWRITING APPROVAL.
 Please refer to our [Rate Lock Policy](#) for pre-lock procedures - Lock Form effective 07/25/2007

* Requested By	Mrs. Processor	<input type="button" value="Lock Request"/>	<<< Go Back
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- You will see a message confirming your Lock Request Submission. You should also receive an email indicating that your request has been received by our Lock Desk. Shortly thereafter, you should receive a Lock Confirmation in the email address that was provided on the Lock Request.

5) Lock Confirmation

- A Lock Confirmation will be emailed to the Requestor once the rate has been locked by our Lock Desk.
- Review the Lock Confirmation for accuracy. You can contact your Account Executive for any questions.

Lock Date & Time : Jan 7, 2008 11:34AM

Case # : 2
Attn : JANE

PMC BanCorp
17800 Castleton Street Suite #488 City of Industry, CA 91748 Tel. (626) 964-4040 Fax. (626) 964-4010

LOCK-IN CONFIRMATION

BROKER/BRANCH INFORMATION (PMC BANCORP)		LOCK INFORMATION	
Name : ABC TEST MORTGAGE	Loan # : 200	Lock Date : Jan 7 2008 11:34AM	Rate : 5.875 % Price : -0.500 %
Address : 1111 ONE STREET LOS ANGELES CA 91111-	Lock Term : 35 days	Expires : 2/11/2008	Locked By : LEE, SHAWN
Phone : 111-111-1111 Fax : 222-222-2222	Contact : JANE Request : Abe		
Rep :			

BORROWER INFORMATION		LOCK INFORMATION	
Borrower		Program : DF00-30	Purpose : Cashout Refinance
Name : DOE, JOHN	SSN : 1XX-XX-XX89 FICO : 680	Desc : CONF FIXED	Amor Term : 360
Co-Borrower		Prog Type : Fixed	Loan Term : 360
Name : DOE, JANE	SSN : 9XX-XX-XX21 FICO : 688	Loan Type : CONV	Doc Type : FULL
		Loan Amt : \$240,000.00	Apprai Val : \$300,000.00
		Sales Price : \$0.00	LTV : 80.000 %
		LTV : 80.000 %	CLTV : 80.000 %
		U/W Apprv : 12/20/2007	Owner Occu? : Yes
		Lien : 1st Lien	FICO : 680
		Prepay : No Prepay	Impounds? : No
		Cashout? : No	

PROPERTY INFORMATION

Address : 1234 FAKE ST
LOS ANGELES CA 90008-
Type : SFR/PUD(detached)

COMMENTS

PRICING ADJUSTMENTS

Adjustment Description	Rate Adj.	Min Rate Adj.	Margin Adj.	Price Adj.
No Impounds	0.000%	0.000%	0.000%	0.250%
Cash Out & LTV (70.01-80)%	0.000%	0.000%	0.000%	0.500%
35 days Lock Period Adjustment	0.000%	0.000%	0.000%	0.250%
Total :	0.000%	0.000%	0.000%	0.250%

Locked By LEE, SHAWN at Jan 07, 2008

Your loan has been locked. Thank you!

"Questions? Please contact our lock desk at (626) 964-4040.

6) Misc. Notes & FAQ

- Please note that this Auto Lock Request Feature does not guarantee your loan being locked. Please wait for a Lock Confirmation, or log into your Pipeline to confirm if your loan has been locked.
- The Auto Lock Request Feature can only be requested once per file. Any necessary changes can be requested by contacting our Lock Desk.

FAQ

- **How can I get my Unique ID & PW?**
 - o Please contact your Account Executive for your ID & PW.
- **How long before a Lock Confirmation is sent to my email?**
 - o Confirmation should be provided within 1 hour, however, this may change depending on the volume of requests received that day.
- **What should I do if I do not receive a Lock Confirmation?**
 - o Please double check to make sure the lock request was submitted correctly. Common mistakes may include an invalid, incomplete, or misspelled email address, missing Requestor's contact name and number. If any of these errors are found, or you still have not received your Lock Confirmation, please contact your Account Executive or your Account Manager.
- **What happens if I sent the Lock Request incorrectly?**
 - o All locks will be reviewed by our Lock Desk. If there is an issue with locking the request, the Lock Desk will notify the Client via email. Any discrepancies in the Lock Request and or Lock Confirmation should be resolved by contacting your Account Executive or Account Manager; a General Change Request form may need to be completed and all necessary information will need to be updated before the Lock is completed.