

1.1 LOCKING & PRICING

The NDM Correspondent Web Portal will provide the Seller the ability to upload their FNMA DU 3.2 file to create a NDM loan number so they can price their loans, lock when applicable and perform general pipeline management. Nations Direct Mortgage will post current rates to the Correspondent Web Portal. All posted pricing includes the service release premium.

Nations Direct Mortgage reserves the right to adjust prices at any time due to market fluctuations, "re-price". During a re-price, Seller's ability to submit Lock requests will be suspended. A Lock confirmation will be issued at the pricing in effect at time of the Lock request.

Nations Direct Mortgage does not provide pricing protection. Lock requests received after 3:30 PM Pacific Standard Time (PST) will not be accepted.

1.2 RATE LOCK POLICIES AND PROCEDURES

All Lock requests must be submitted electronically through the Correspondent Web Portal. Seller may not request a Rate Lock with respect to a mortgage loan unless and until Seller has uploaded the FNMA DU 3.2 file where an NDM loan number has been established. Nations Direct Mortgage will post notice of a Lock Confirmation or a denial of the Lock request on the Correspondent Web Portal promptly following Nations Direct Mortgage's determination, in its discretion, to issue a Lock or denial, as applicable. Once a Lock has been issued with respect to a mortgage loan a Lock Confirmation will be emailed to the seller. In the event a loan term, loan program or characteristic changes on a locked loan, the base pricing and applicable price adjustments will be based off the rate sheet on the day the loan was originally locked. For the avoidance of doubt, the issuance of a Lock Confirmation does not guarantee approval of the related Mortgage Loan, but rather constitutes solely an agreement from Nations Direct Mortgage to purchase such Mortgage Loan so long as Seller and such Mortgage Loan satisfy all conditions to such purchase set forth in this Guide and elsewhere in the Transaction Documents.

Rate Lock periods are included on the posted rate sheets as well as the Lock Confirmation. Each Lock Confirmation will set forth the expiration date of such rate lock. When the seller has delivered a complete closed loan package by 3:30pm PST on or before the date of lock expiration the rate lock will be extended seven calendar days at no cost. If the seller requires additional time to clear prior to purchase conditions, normal extension costs will apply. Subject to Lock Extensions, if Seller has not delivered a complete Closed Loan Package by 3:30pm PST on or before the lock expiration date the Rate Lock shall automatically, without further action from any Person, be deemed expired and rescinded. If the expiration date falls on a day other than a Business Day, the expiration date shall be deemed to be the immediately succeeding Business Day. Mortgage Loans for which the related Closed Loan Package is delivered after the expiration date of the Rate Lock will be subject to a new rate lock at a price equal to the lesser of (i) the applicable price at the time of the initial rate lock and (ii) the applicable price at the time of delivery of the Closed Loan Package.

Lock Extensions. Seller must request any desired extension to an outstanding rate lock by 3:30pm PST on or before the rate lock expiration date. The terms and pricing for such extension shall be set forth in the rate sheet applicable at the time of Nations Direct Mortgage's receipt of the extension request. If an extension request has not been received by

Nations Direct Mortgage by 3:30pm PST on or before the date of lock expiration the lock will be canceled. A maximum of 2 lock extension are allowed on each loan.

Duplicate Commitments. If at any given time, more than one Rate Lock has been issued and is outstanding with respect to any mortgage loan, unless otherwise expressly agreed to by Nations Direct Mortgage, such mortgage loan shall be deemed subject to a single Rate Lock at a price equal to the lowest price set forth in any such Lock Confirmation.

1.3 DELIVERY

As set forth above in the Rate Lock Policy and Procedures, the closed loan package with respect to any mortgage loan that is to be considered for purchase hereunder must be delivered by 3:30pm PST on or prior to the expiration date of the related Lock Confirmation. Delivered means the Closed Loan Package along with all supporting documents have been uploaded and submitted to Nations Direct Mortgage through the Correspondent Web Portal.

Pair-Off Fees. Any mortgage loan funded or closed by the seller that is at any time subject to a Rate Lock with Nations Direct Mortgage but is not delivered for purchase consideration hereunder will be subject to a pair-off fee. The pair-off fee with respect to any mortgage loan shall be determined by calculating the difference between the applicable price at the time of the initial rate lock and the rate sheet price for the same product and note rate at the time of expiration of the same rate lock. If the price has declined, no pair-off fee is charged. If the price has increased, the pair-off fee charged shall equal the product of the principal balance of the mortgage loan set forth in the lock confirmation multiplied by the percentage increase in price. Seller shall pay any pair-off fee with five (5) Business Days of notice from Nations Direct Mortgage. Nations Direct Mortgage may, in its discretion, offset any outstanding pair-off fees from any payment made by Nations Direct Mortgage to Seller hereunder (including the purchase price for any Mortgage Loan).