



NORTHLAWN FINANCIAL, INC.
6530 NORTH SCOTTSDALE RD #L105
SCOTTSDALE, AZ. 85253
480.991.9118
FAX 480.991.9075

Rate Lock/Float Agreement

BORROWER: _____

PROPERTY ADDRESS: _____

You have applied for a real estate loan with Northlawn Financial, Inc. You have the option to “Lock” your interest rate or let the interest rate “Float” until your loan is ready for closing.

Please Initial One

_____ Float I/We choose not to lock our loan at this time, and understand that our rate is subject to change without notification. I/We understand that Northlawn Financial, Inc. cannot anticipate whether interest rates will go up or down during the loan processing period, and cannot be held liable for fluctuation in market conditions. I/We understand that we retain the option to lock the loan up to five (5) business days prior to our loan closing. At that time, I/We will be advised of the market rates available.

_____ Lock I/We choose to lock our loan subject to the terms below. I/We have deposited \$_____ with Northlawn Financial, Inc. and understand the following:

- 1) This Lock Fee/Application Fee is Non-Refundable unless the loan is denied by the lender.
- 2) This Fee will be credited toward the total fees due at closing, as stated on the Good Faith Estimate.
- 3) By locking the interest rate, the loan has been committed to a specific investor for a specific loan program at a locked rate. Even if market rates decrease during this period, I/We will not be able to lower the interest rate-even if the rate lock expires.
- 4) Any interest rate lock is valid only until the expiration date shown. Our loan must close and fund by the expiration date. A re-lock is not automatic upon expiration. (Note that refinances and equity loans on owner occupied properties, the disbursement is normally at least three business days after closing. This is the legally required Right of Rescission period). Failure to close and disburse within the lock period may result in a higher interest rate and/or penalties. Northlawn Financial, Inc. assumes no responsibility for costs incurred due to expired rate locks.
- 5) Locking the interest rate does not constitute a loan approval and it does not guarantee that I/We will qualify for the loan program I/We have locked. If the loan request is denied for

the program it has been locked on, the interest rate lock will no longer be valid or transferable to other loan programs or lenders.

- 6) If interest rates go up, the terms of the lock will not change, as the lock constitutes protection from increasing rates. However, if interest rates go down, the terms of the lock also do not change, unless guaranteed in writing by the lender.

Loan Program _____

Interest Rate _____

Loan Amount _____

Discount Points _____

Waive Escrows YES or NO Fee or Rate Adjustment _____

Lock Period _____ Days

Lock Expiration _____

Borrower Date

Co-Borrower Date

Loan Officer Date