



A strategic alliance for Credit  
Union mortgage solutions.

866.441.4447 • [www.mms.coop](http://www.mms.coop)

## Rate Lock Relief

### TEMPORARY EXTENSION POLICY CHANGE – EFFECTIVE 4/14/20

#### **Extensions of Best Effort Commitments** (Temporary policy until further notice)

Up to 40-day extension of time will be given based on the original price. Extension cost per day of .5 bps. The extension costs will be in the form of a reduction of the original price. If a borrower has used up the totality of 40 days of extensions, the Credit Union must follow the relock policy outlined below in order to get additional time to close the loan. Extensions will be granted only to loans which have not expired.

A one-time 10-day extension at no cost may be granted on or before the expiration date for loans with closing docs received status or QC suspended status. Should QC suspense items not be cured in the 10-day period, the loan will be subject to the relock policy below.

#### **Relock of Expired Commitments**

Relock pricing will be the worst pricing between the current pricing and the original lock price, less any extension fees previously incurred less 1 bps for each day the loan was expired. Pricing on a relocked loan is good for 10 days. If additional time is needed beyond the 10 days, the loan will need to be relocked based on the relocking price determined above. Relocked loans are not eligible for an extension. The relock policy is for expired loans only and cannot be used to extend a rate lock that has not expired. Any rate locks that have been expired for 60 days or more must be locked at current pricing. The worst of pricing does not apply in this case.

Extensions and relocks can now be generated by your Credit Union on the Affiliate site in Best Efforts Locking/Registration. Correspondents should continue to make requests through Secondary Marketing.