

Extended Rate Lock Option

Description	An Extended Rate Lock execution allows a rate to be locked prior to the completion of full underwriting requirements; Transactions can lock up to 12 months prior to delivery of the loan to Fannie Mae (subject to availability in MBS markets)
Pre-ERL Underwriting	Preliminary valuation, site inspection, engineering assessment and Seismic Report if in Zones 3 or 4; Preliminary title work, organizational document review and credit due diligence
Post-ERL Underwriting	Lender is required to complete due diligence, review and accept completed third party reports, and prepare a final loan narrative package within 180 days of Rate Lock
Borrower Certification	Prior to rate lock, Borrower is required to complete and execute on Extended Rate Lock Borrower Certification (Fannie Mae document)
Commitment Fee	3% (2% for delivery within 180 days) refundable extended rate deposit due prior to rate lock
Delivery Test	Rate locks that exceed 180 days will be subjected to a delivery test based on the actual cash rental collectibles for the three months immediately preceding delivery of the loan
