



SECONDARY MARKETING DEPT. POLICIES

PRMG reserves the right to amend the attached policies at any time without prior notice. Updates will be posted on the web @ www.PRMGlending.net.

Revised: 01/13/10

REGISTRATION

Disclaimer: The interest rate market is subject to movements without advance notice. Locking in a rate protects you from the time that your lock is confirmed to the date that your lock expires.

Lock-In Agreement: A lock is an agreement between the Broker and PRMG. It specifies the number of days for which a loan's interest rate is guaranteed. Should interest rates rise during the lock period, PRMG is obligated to honor the committed rate. Should interest rates drop during the lock period, the Broker must honor their commitment/lock.

Rate Lock: Rate lock requests must be submitted via FastTrac. Manual/Faxed lock requests are accepted ONLY on loans submitted and assigned a FastTrac loan number. Rate lock requests received for Suspended, Denied, or Cancelled loans will NOT be honored and will be cancelled out of the system.

Lock Hours: Lock hours are Monday through Friday to 2:30 p.m. PST.

Lock Confirmations: Once lock requests have been reviewed and accepted, a Lock confirmation will be issued in FastTrac. All locks will be confirmed by 5:00 p.m. PST, on the same day the lock request was received. In the event a Lock Confirmation is not received, please contact Secondary Marketing no later than the next business morning to confirm receipt of your request. If you do not contact Secondary within this time period, PRMG cannot commit to honoring the lock.

Lock Terms: Loans may be locked for 12, 25, 40, and 55 day lock periods. Extended lock terms (>55 days) are available on a case-by-case basis, contact Secondary Marketing for pricing. Loan approval with clearance of all PTD conditions is required to lock under a 12 day lock term. Un-submitted loans (Pre-Locks) require a 25 day or greater lock term and must be submitted to PRMG for underwriting within 10 days of the lock date, in order to avoid lock cancellation. All loans must fund on or before the Lock Expiration date, with the exception of locks expiring on a Sunday. Locks set to expire on a Sunday will automatically be extended to the next business day.

Pre-lock: A lock request received on a loan that has not been submitted to underwriting is considered a "Pre-lock". Pre-lock's are only accepted from approved brokers and must be locked/requested via FastTrac. This policy applies to ALL PRMG products.

REGISTRATION

Please note, pricing on Pre-locks are based on the information provided. Pricing is subject to change once the loan is underwritten and approved. A lock confirmation does not confirm program eligibility.

Max Rebate:

The maximum allowed rebates may vary by program. Please refer to the rate sheet for restrictions to the Max Rebates.

Extensions: Lock extensions are available if requested on or before the original lock expiration date. Extension requests may be submitted via email to secondary@prmg.net. The maximum number of lock extensions allowed per loan is limited to one. Exceptions may be granted on a case-by-case basis, if more than one lock extension is necessary. Contact Secondary Marketing for the exception.

Extension fees will be applied as follows;

Calendar Days	Extension Fee
1-3 Days	-0.250
4 -7 Days	-0.375
8+ Days	Refer to Relock policy

Re-locks:

The following scenarios are considered a Re-lock:

Expired Locks

Changes to existing Rate Lock

Changes to the Commitment Amount (plus or minus a 2.50% Tolerance)

Expired locks may be Re-locked for the same or shorter lock term as requested on the original lock. The new price will be calculated by comparing current market price to the original locked price. The worse between the two prices will be considered the Re-lock price. Please note a .250 Relock fee may be applied, in addition to worse-case pricing. In the event that multiple Re-lock requests are necessary, all dates will be compared and worse case price will be given. The maximum number of Re-locks allowed per loan is limited to two. Exceptions may be granted on a case-by-case basis, if more than two Re-locks are necessary. Contact Secondary Marketing for the exception.

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Changes to an existing rate locked loan, such as changing loan program and/or changing loan terms will be considered a Re-lock and will be subject to Re-lock pricing as noted above.

Loans may be Re-locked and will be subject to worse-case pricing for up to 90 days from the most recent lock expiration date.

Rate Lock Cancellations:

A rate lock cancellation is accepted when the request is received prior to the lock cut-off on the day in which the lock was requested. Cancellation requests received passed the same business day may be subject to the Relock policy/Worse-case pricing if re-activated at a later time.

Float Down Option:

A float down option is available to Retail originated loans only. It is allowed on 30 year fixed rate products, for an upfront, non-refundable fee. This option allows a borrower to enter into a lock with a one-time option to float down to a better rate or program, or both, if interest rates improve. The float down program is only available when requested at the time of initial lock.

Eligible products include; FHA 30 Year Fixed Rate

The following Pricing & Upfront Fee structure will apply; Loans with a float down option will be priced based on 55 day pricing. You may float down to a lower rate and price, a rate and price which are closest to the original lock price or to a higher rate and price in order to recoup the original float down fees. The fee to secure the float down is a .500, payable upfront and due within three days of lock. This fee is non-refundable.

You may exercise the option to float down and reduce the rate at anytime prior to the lock expiration date. However, the option to float down and change the product must be requested no less than 5 calendar days prior to the lock expiration date.

To exercise the float down option, you must contact Secondary Marketing as indicated below.

REGISTRATION

Secondary Marketing Hours: The Secondary Marketing staff is available Monday through Friday from 8:00 a.m. to 5:30 p.m. PST.

Secondary Marketing may be reached at;
Phone: (951) 278-0000
Fax: (951) 278-5633
Email: secondary@prmg.net

Contacts: Van Nguyen-Brandon, Secondary Marketing Associate
Email: Vbrandon@prmg.net
Extension: 226

Melynda Van Son, Secondary Marketing Associate
Email: Mvanson@prmg.net
Extension: 263

Mike Faraci, Product Development, Management & Training
Email: Mfaraci@prmg.net
Extension: 262

Inja McGehee-Chung, Product Development & Management Email:
Ichung@prmg.net

Angie Roman, Secondary Marketing Manager
Email: Aroman@prmg.net
Extension: 239