



MID AMERICA
MORTGAGE, INC.

**HOW TO
EXTEND A
RATE LOCK**

1.) Log into Mortgage Machine

Mid America Mortgage, Inc.

Welcome, Guest | Support

Tuesday, March 12, 2019 2:58:45 PM CT



MID AMERICA
MORTGAGE, INC.

With Mortgage Machine you can:

- Register New Loans
- View Product and Pricing Information
- Lock Your Loans
- Submit Loan Documentation
- Request Closing Documents
- View Current Underwriting and Loan Status
- Obtain Pipeline Reports

For more information, visit [Mid America Mortgage](#).

[Click here to request a user account.](#)

User Login

User Name

Password

Remember me on this computer

[Forgot User Name?](#)
[Forgot Password?](#)

You can enter your loan # or perform a loan lookup to find your loan. (Perhaps it is within your “Recent Loans”)

Mid America Mortgage, Inc. Welcome, chicago.test | Site Map | Support | Log Out

Home | Loan | Origination | Interfaces | Underwriting | Doc Prep | Reports

Home Page Tuesday, March 12, 2019 3:10:15 PM (421) Reload

Home | Loan Reports | Loan Information | Contacts | Bulletins and Resources | Your Information

Register a... New Loan | New Lead
Open an existing... Loan | Lead

To lookup a loan, enter below and [click here](#).

Loan Number:
Borrower:
Print Address:

Request Assistance

Recently Visited Pages

- ★ Pricing and Lock
- ★ Loan App Section VI - Liabilities
- ★ Pipeline Reports
- ★ Overview and Assignments
- ★ Appraisal Order
- ★ Loan Registration

About | Support Emails | Click N Close | Mortgage Machine Guides | XDoc Guides | TRID Guides

MortgageMachine utilizes a simple process to approve and close loans using the latest technology available to provide better service. Mortgage Machine, our online platform, allows you to submit loans electronically, lock rates, view approvals, submit conditions, and request closing documents fast and easy!

We understand that the marketplace today is all about competitive products, pricing, and service. We represent a group of seasoned professionals that are here to assist you every step of the way and deliver what you need to close more loans with less work and a higher profit margin.

Recent Loans | Scheduled Reports

1002098830 (Test, Br1)	Loan Originated
1002181284 (Homeowner, demo)	Withdrawn
2002183125 (Urbick, Kristy Marie)	Purchased
1002183128 (Mikolajczak, Jacob A)	Withdrawn
2002081738 (America LSC, Andy)	UW Approved w/Conditions
1002180547 (Homeowner, demo)	Withdrawn
1002172595 (Buyer, John)	Withdrawn

Go to the Pipeline Reports Page

Turn Times | Product Guides | Chicago Product Guides | Forms | Mtgee Clause/ICPL

Payment Addresses | Compliance | UW Reference | Processor Reference | CORP

DocMagic eConsole

Underwriting Turntimes (Corporate Retail):

- Currently working New Submissions dated 03/12.Up to date as of 03/12 12:30 PM CST.
- Currently working 2 dated 3/11 & Re-Submissions dated 3/12.Up to date as of 03/12 12:30 PM CST.

When the file is open and says “Active Loan” (green box) - click the Origination tab to get to “Pricing & Lock.”

The screenshot shows the Mid America Mortgage, Inc. web application interface. At the top, the company name "Mid America Mortgage, Inc." is displayed in white text on a dark purple background. Below the name is a navigation bar with several tabs: "Home" (with a house icon), "Loan", "Origination" (circled in red), "Interfaces", and "Underwriting". A dropdown menu is open under the "Origination" tab, listing several options: "Summary", "Pricing & Lock" (highlighted in yellow), "Compliance Data", "Loan Fees", "Fees & Loan Estimate", "Truth-In-Lending Disclosure", "QM Overview", "Origination Notes", "Processor Tracking", and "Processor Tracking - All Loans". A red arrow points from the "Origination" tab to the "Pricing & Lock" option in the dropdown menu.

Scroll toward the bottom of the Pricing & Lock screen page to see “click here” for a lock extension.

The screenshot displays a loan pricing and lock screen. A red arrow points from the top text to a blue link labeled "click here" in the bottom right corner, which is used for lock extension. The screen is divided into several sections:

- Property Usage:** Primary Residence (dropdown)
- Amortization Type:** Fixed (dropdown)
- Borrower Type:** US Citizen (dropdown)
- Documentation Type:** Full Documentation (dropdown)
- Prepayment Penalty:** None (dropdown)
- Yrs Since Bankruptcy:** None (dropdown)
- Credit Score:** Auto (dropdown) 625
- Term (mos):** 360
- Interest Rate:** 4.625 %
- LTV:** 100.000 %
- CLTV:** 100.000 %
- DTI:** 37.861 %
- Special Features:**
 - Balloon
 - HUD Repo
 - Buydown
 - Repair Escrow
 - Escrow Waiver
 - Lender Insured
 - Interest Only
 - Texas 50(a)(6)
 - Non-Warrantable Condo
 - Portfolio/Jumbo/Bonds
- Reserve Ratio:** 0.0709
- Rate / Tot:** 4.625 / \$
- LTV / CLT:** 100.000 /
- Loan Amt:** \$128,030
- Term / Dt:** 360 / 360
- Selected Product:** Rural Dev (Retained)
- Type/Purp:** Rural Dev
- Purchase:** Primary F
- Proposed Details of**

Financial Summary:

- Sales Price:** \$ 126,750.00
- Appraised Value:** \$ 126,750.00
- Base Loan Amt:** \$ 126,750.00 [Down Payment Calculator](#)
- MIP/FF/MI:** 1.000 % \$ 1,280.30
- (Monthly MI: 0.350%)**
- MI Paid In Cash:** \$ 0.30
- Total Loan Amt:** \$ 128,030.00
- Cashout:** \$ 0.00
- Subordinate - New:** \$ 0.00 [Subordinate Calculator](#)
- LO Comp Info:** [Show](#)
- Admin Fee Source:** Lender (dropdown) 0.702% / \$899.00

Bottom Section:

To view pricing or lock, click on a product name below.

Loan is locked through 4/17/2019. To extend up to 30 days, [click here](#)

Selected Product: Rural Development 30 Yr (Retained Servicing) [What is this?](#)

Loan officer compensation has been deducted from the pricing displayed below.

Click on the “Select” link for the amount of days you need to extend the rate lock.

Lock Extension

Step 1. Click "Select" next to an extension option.

Day	Price	
1	0.025	Select
2	0.050	Select
3	0.075	Select
4	0.100	Select
5	0.125	Select
6	0.150	Select
7	0.175	Select
8	0.200	Select
9	0.225	Select
10	0.250	Select
11	0.275	Select
12	0.300	Select
13	0.325	Select
14	0.350	Select

Close

After clicking, a pop-up will appear asking you if you're sure you wish to extend. A confirmation will be e-mailed to you and/or you can find one on the home loan page.