

**VERMONT STATE EMPLOYEES CREDIT UNION
RATE LOCK AGREEMENT**



Listed below are the rate lock options for your mortgage. Your interest rate will be locked at the current market rate between the hours of 12:00 p.m. and 4:00 p.m. when your 1) complete application package, 2) fully completed Rate Lock Agreement and 3) rate lock fee are received by our office. Qualified applications received prior to 12:00 p.m. will be locked at the rate prevailing at 12:00 p.m. Qualified applications received after 4:00 p.m. will be locked at the 12:00 p.m. prevailing rate on the next business day. Please complete the following information and check the box next to the option of your choice.

Name(s): _____ Points: _____
 Loan Amount: \$ _____ Interest Rate: _____
 Property Address: _____ Loan Type: Fixed ARM
 Enclosed is my check for the rate lock fee Term: _____
 Please debit my VSECU account # _____ for the \$ _____ rate lock fee and/or
 \$ _____ for the appraisal fee and \$ _____ for credit report fee.
 Please charge my Visa M/C # _____, Expiration
 Date _____, as a **cash advance**, for the \$ _____ rate lock fee and/or \$ _____
 for the appraisal fee and \$ _____ for credit report fee.
 Name exactly as it appears on the credit card _____

Any refunds will be credited to the borrower's primary share account.

OPTION #1 (FLOAT): I would like my rate to float (to go up or down depending on current market rates) and have it locked three business days prior to closing. I understand that once my rate is locked and the closing is postponed for any reason, including my not meeting my closing conditions, my rate will be the originally locked rate or the current market rate, whichever is higher. Should Vermont State Employees Credit Union postpone the closing due to its inability to close the loan as scheduled, then the rate will be the originally locked rate.

OPTION #2 (LOCK): I would like my rate locked for **45 days** and I am paying

Check One Of The Following:

- Conventional - 1.0% (one percent of loan amount), or
- Construction Conversion - .50% (1/2 percent of loan amount) or
- MyCommunityMortgage - .50% (1/2 percent of loan amount)

of my mortgage amount in order to lock this rate. I understand that if I withdraw my application or if the loan fails to close within the rate lock period, including any extensions, through no fault of Vermont State Employees Credit Union, I will lose my rate lock fee. If my mortgage closes within the rate lock period, including any extensions, my lock fee will be credited to me at disbursement. I understand that if I choose to lock the interest rate and I do not close within the lock period, including any extensions, my rate will be the originally locked rate or the current market rate in effect three business days prior to the closing, whichever is higher. *I understand that once my rate is locked, the loan program cannot be changed nor can the rate go up or down during the rate lock period,* including any extensions. I understand that if the property is not 100% complete (including construction and non-construction items such as painting, landscaping, etc) by closing, I may lose both my rate lock fee and my locked interest rate. If the loan is denied, the rate lock fee will be refunded as long as I have done everything within my power to assist in processing the loan application.

Should Vermont State Employees Credit Union's processing of your mortgage cause you not to be able to close your loan within the initial 45 day rate lock period due to conditions beyond your control, the terms of this rate lock will be extended until closing or 15 days after you have been notified that all pre-closing conditions have been met, whichever occurs first.

This Rate Lock Agreement is NOT a mortgage commitment.

I(we) understand that only one rate lock opportunity will be allowed for this application.

I(we) have read this carefully and fully understand and agree to the above.

Applicant Date Applicant Date

Accepted by VSECU Date Time
Mortgage Department