

# Interest Rate Lock Agreement

March 14, 2022

Harry Mills  
601 24TH AVE  
LEWISTON, ID 83501-3829

Subject: **Your Interest Rate Lock Agreement**  
Loan Number: XXXXXX6135  
Property Address: 1123 Linden AVE, LEWISTON, ID 83501

Dear Harry:

We're writing to confirm the interest rate for your proposed loan from Wells Fargo. We based your rate on information we received from you or your representative.

## Your interest rate lock details

The interest rate and terms stated below may change in some situations. See page two of this document for additional information.

|  |              |                                     |                |
|--|--------------|-------------------------------------|----------------|
| <b>Interest rate</b>   | 3.875%       | <b>Expiration date of rate lock</b> | April 28, 2022 |
| Annual percentage rate (APR) <sup>1</sup>  | 4.072%       | Rate lock period                    | 45 days        |
| Principal amount of loan   | \$210,000.00 | Type of loan                        | Fixed          |
| Loan term  | 360 months   | Estimated principal and interest    | \$987.50       |
| Term of interest rate lock   | 360 months   | Origination charges                 | \$4,267.50     |
| Discount points  | 1.375%       |                                     |                |
| Discount point fee included in total origination charges (loan amount x discount points) | \$2,887.50   |                                     |                |
|  |              |                                     |                |

<sup>1</sup> This annual percentage rate (APR) is an estimate based on information we have at this time. It may change based on factors such as changes in third party fees or the terms of your loan. APR is the cost of credit expressed as a yearly rate. It includes the prepaid interest rate, discount points, fees, and other credit charges you are required to pay, and it's a more complete measure of a loan's cost than the interest rate alone. The loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.



## Rate lock and expiration information

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- This rate lock is scheduled to expire on **April 28, 2022**. A rate lock on a mortgage loan means that your interest rate won't change between the offer, closing and disbursement of funds, as long as you close within the specified time frame and there are no changes to your application.
- If your rate lock will expire prior to closing and disbursement of funds, a rate lock extension will be required to close your loan. We will extend your rate lock at no cost to you. Please be sure to respond promptly to all requests for information and documentation. This will ensure your loan application continues to move forward. Also, contact us right away if there are any changes to your application or if you wish to cancel or withdraw your application.
- You may be able to return to float by unlocking your rate if your closing date becomes unknown or uncertain and won't occur on or before the rate lock expiration date. You can re-lock in 14 calendar days or less at your original rate and loan terms. If you re-lock after 14 calendar days, you'll receive a new current market interest rate and rate lock expiration date. Contact your home mortgage consultant or private mortgage banker for help with this option.
- If the market improves prior to closing your loan, you can pay a fee and relock at a lower interest rate. This is called "repricing" your loan.
- Refer to your Understanding Interest Rate Lock Options document in your initial disclosure package for additional details on rate lock and rate lock expirations.

## Additional information about this agreement

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- The interest rate and terms displayed in the above table may change in some situations. These may include, but are not limited to:
  - The type of loan you are applying for changes.
  - Your down payment amount changes.
  - Your requested loan amount increases or decreases after you initially locked your loan, which raises or lowers your loan-to-value (LTV) ratio.
  - The appraised value of the property is different than the value used when you initially locked your loan.
  - Your credit profile or qualifying income changes between the time you initially locked your loan and the loan closing.
  - Some of your income information, such as bonus or overtime income, cannot be verified.
- Refer to your Understanding Rate Lock Options document in your initial disclosure package for additional information on changes that may impact your interest rate.
- This agreement is not a commitment to lend. We will need to verify your information and review your financial documentation before we make a decision on your application. A loan commitment also depends on property eligibility, including the appraisal and title report. Please refer to your Loan Estimate for information about other closing costs you may need to pay in connection with this proposed loan.

## We're here for you

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Thank you for the opportunity to help you reach your home financing goals. If you have any questions, please contact me.

Sincerely,

MICHAEL HOJATI  
Home Mortgage Consultant  
NMLSR ID: 1713006  
800-258-6649 Ext:66748  
Michael.Hojati@wellsfargo.com



*Kristy Fercho*

March 14, 2022

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Kristy Fercho  
EVP, Head of Home Lending

**Date**



| Payment Events | Status | Timestamps |
|----------------|--------|------------|
|----------------|--------|------------|



### Certificate Of Completion

|   |                                     |
|---|-------------------------------------|
| Envelope Id: ECD01F04FEC34DEEB907AC99F3530098     | Status: Completed                   |
| Subject: Documents to Sign                        |                                     |
| Source Envelope:                                  |                                     |
| Document Pages: 8                                 | Signatures: 0                       |
| Certificate Pages: 1                              | Initials: 0                         |
| AutoNav: Enabled                                  | Envelope Originator:                |
| Envelopeld Stamping: Disabled                     | docusign.blend+wellsfargo@blend.com |
| Time Zone: (UTC-06:00) Central Time (US & Canada) | 2701 Wells Fargo Way                |
|   | Minneapolis, MN 55467               |
|   | docusign.blend+wellsfargo@blend.com |
|   | IP Address: 54.152.143.177          |

### Record Tracking

|   |  |                    |
|---|--|--------------------|
| Status: Original<br>3/14/2022 12:16:13 PM | Holder: docusign.blend+wellsfargo@blend.com<br>docusign.blend+wellsfargo@blend.com | Location: DocuSign |
|---|--|--------------------|

| Signer Events | Signature | Timestamp |
|---------------|-----------|-----------|
|---------------|-----------|-----------|

| In Person Signer Events | Signature | Timestamp |
|-------------------------|-----------|-----------|
|-------------------------|-----------|-----------|

| Editor Delivery Events | Status | Timestamp |
|------------------------|--------|-----------|
|------------------------|--------|-----------|

| Agent Delivery Events | Status | Timestamp |
|-----------------------|--------|-----------|
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| Intermediary Delivery Events | Status | Timestamp |
|------------------------------|--------|-----------|
|------------------------------|--------|-----------|

| Certified Delivery Events | Status | Timestamp |
|---------------------------|--------|-----------|
|---------------------------|--------|-----------|

|   |               |  |
|---|---------------|--|
| Harry Mills<br>harryzaims@gmail.com<br>Security Level:<br>.Email<br>ID: 522ca95a-5955-4ec2-a54c-aabfbce088c3<br>3/14/2022 12:26:53 PM | <b>VIEWED</b> | Sent: 3/14/2022 12:16:13 PM<br>Viewed: 3/14/2022 12:26:56 PM |
| Using IP Address: 96.18.74.102  |               |  |

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

| Carbon Copy Events | Status | Timestamp |
|--------------------|--------|-----------|
|--------------------|--------|-----------|

| Witness Events | Signature | Timestamp |
|----------------|-----------|-----------|
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| Notary Events | Signature | Timestamp |
|---------------|-----------|-----------|
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| Envelope Summary Events | Status | Timestamps |
|-------------------------|--------|------------|
|-------------------------|--------|------------|

|                     |                  |                       |
|---------------------|------------------|-----------------------|
| Envelope Sent       | Hashed/Encrypted | 3/14/2022 12:16:14 PM |
| Certified Delivered | Security Checked | 3/14/2022 12:26:56 PM |
| Completed           | Security Checked | 3/14/2022 12:26:56 PM |

| Payment Events | Status | Timestamps |
|----------------|--------|------------|
|----------------|--------|------------|