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#### LoanNEX Seller Lock Modification and Cancel Lock User Guide

April 2025

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#### Seller User Note:

The Seller portion of this User Guide is for Seller Users with direct access to the Investor / Lender. Secondary will complete Seller steps if Seller User does not have direct access.

#### **Buyer User Note:**

If the Buyer / Lock Desk User has Auto-Lock turned on, Seller Modification Requests will be auto-approved. Utilize LoanNEX Void functionality if Seller Modification auto-approved does not meet Lock Approved requirements.

## **Open Lock Approved Loan from Pipeline**

Note: The Seller portion of this User Guide is for Seller Users with direct access to the Investor / Lender. Secondary will complete Seller Modification steps if Seller User does not have direct access.

Pipeline Pipeline Subject Pipeline Active	ollaboration  Exchange  ver Name, Loan  Property, or NEX	Areports	Suidelines	ad Loan + Add Scena	ario Add Scenario Q	CrendlerSellerAdmin Admin     View Activity Reports     Your Searches -	<ul> <li>Login to LoanNEX</li> <li>Go to Pipeline</li> <li>Select appropriate Lock</li> </ul>
NEX ID         Borrower           Portfolio         Entered Date           24A-X09 (2)         Test           24A-X09 (2)         Geldoc2224           23A-X7X (2)         Geldoc224           23A-X7X (2)         Geldoc224           23A-X7X (2)         Geldoc224	Location Property Type Occup san francisco, CA Purcha SFR Purcha SFR Purcha	Le ancy         NEXscore Amount           se         E4+ \$750,000           se         E4+ \$750,000           se         E4+	Product Amortization 30 Yr. Fixed 30 Yr. Fixed	Rate Points         Originator Lean Officer           C Rendler SellerA         C Rendler SellerA           C Rendler SellerA         C Rendler SellerA	Results 1-25 of 188 Collaboration Account amin Admin Account Account Content C	show 25 v < Page 1 of 8 > Status Exchange Status Lock Approved Lock Approved	<ul> <li>Transaction Summary page volume</li> <li>Open</li> <li>Click Modification button</li> </ul>
23A.XTW         080652024           23A.XTF (Q)         23A.XTF           23A.XTF (Q)         23A.XTF           23A.XTS         08055024	SFR PR CA Purcha SFR PR CA Purcha	\$1,000,001 se E4+ \$1,000,001 se E4+	30 YR 30 Yr. Fixed LoanNEX 30 Yr. Fixed NEX ID	CrenderSelerA	Collaboration == Exchan	ge 👔 Reports 🛓 Guidelines	O Upload Loan       + Add Scenario       Add Scenario       Q       ? CrendlerSellerAdmin Admin Administry Log         S Activity Log       S View/Upload Docs         Extension       Modification
				Product and Pricing	nvestor Name Program Name Mortgage Product Rate Price Lock Pariod Secrows Lock Date Expiration Date Extension Days Stension Count	Investor ABC Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.625 30 Yes 8/06/2024 10:12:27 AM 9/06/2024 1:59:00 AM 0	Requested By     Company Name     C Rendler Seller Account       Users Full Name     CrendlerSellerAdmin Admin       Requested On     8/06/2024 10:12:27 AM       Approved By     Investor ABC       Users Full Name     Investor ABC       Users Full Name     Automation       Approved on     8/06/2024 10:12:28 AM       Identifiers     Originator Loan Number       Universal Loan Identifier

#### Update and Re-price Loan

- NEX App page will open
- Update the appropriate loan data
  - Example: FICO updated from 755 to 710
- Select the **Get Price** button

#### *Note:* pricing reflected will be based on historical eligibility and pricing from the original lock date

Lock Approved		NEX App							
X ID: 23A-X96 合 Loo	cked								
Loan Type * Citiz	enship* Inc	ome Doc* Self-Employed	Purpose* F	irst Time Homebuyer	Occupancy	*	Property Type	*	
First Lien 🗸 US	Citizen 🗸 Fu	ll Doc	✓ Purchase	~	Primary	~	SFR	$\sim$	
Appraised Value*	Purchase Price*	First Lien Amount*	LTV 37.5 %	Secondary Finan	ncing*				
State* County*	Rural Property FICO	* No FICO DTI *		Months Reserve	s				
CA V Butte Cou	Inty V 710	32	%	32		Feere		Tomorom, Dunid	
0x30x12 V	None V	None V	None	✓ None	v	Yes	ws "	None	Jwn
					G	et Price			

#### **Request Modification**

Seller User

- Find desired Rate and Lock Period
- Click the **Modify** button

Eligible Product	ts						
Select all Fixed	15 Yr. Fixed	30 Yr. Fixed					
Select all Arm	5 Yr. ARM						
Amortizing Type Fully Am & IO V Search Rate Target	Lock Period Investor/	Lender Program Show Best per Investor/Len All Admin Fee Points Exclude From Price V	v			Reset Eligibility Q&A	Request Exception Y
Rate ↑≟ Lock Period 1	J <i>≣</i> Price 2	Product	Investor,	/Lender Program	P&I PMT	Eligibility Q&A	Next Steps
6.500% 30 Days	95.250 -\$35,625.00	30 Yr. Fixed	⊚∆	Investor ABC Standard Test - Full Doc	\$4,740.51	$\otimes$	Modify
6.500% 30 Days	95.250 -\$35,625.00	30 Yr. Fixed	0	Investor ABC Silver	\$4,740.51		Modify
6.500% 30 Days	95.250 -\$35,625.00	30 Yr. Fixed	0	Investor ABC Test Gold Product	\$4,740.51		Modify
6.500% 30 Days	95.000 -\$37,500.00	30 Yr. Fixed	⊚ <u>∧</u>	Investor ABC Standard Test - Full Doc	\$4,740.51	Ś	Modify
6.625% 30 Days	96.000 -\$30,000.00	30 Yr. Fixed	⊚≜	Investor ABC Standard Test - Full Doc	\$4,802.33	$\otimes$	Modify
6.625% 30 Days	96.000 -\$30,000.00	30 Yr. Fixed	0	Investor ABC Silver	\$4,802.33		Modify

### Modification Request Submitted

- LoanNEX will open **Modification Requested** tab of the Transaction summary, with updated loan details
  - Original Lock Approved loan details are available on Lock Approved tab
  - If Buyer Lock Desk has enabled Auto-lock for Modification Requests, the Modification Request will automatically show as Lock Approved with the updated loan details

Lock Approved	Modification Re	quested			
23A-X96 🔓 Requested	1				
ansaction Sum	mary				
Product and Pricing			Requested By		
h	nvestor Name	Investor ABC		Company Name	C Rendler Seller Account
F	Program Name	Standard Test - Full Doc		Users Full Name	CrendlerSellerAdmin Admin
Ν	Mortgage Product	30 Yr. Fixed		Requested On	8/06/2024 12:56:48 PM
F	Rate	6.500 %	Approved By		
ŀ	rice	95.000		Company Name	
L	COCK Period	30 Voc		Users Full Name	
L 	ock Date	8/06/2024 10:12:27 AM		Approved on	
F	xpiration Date	9/06/2024 1:59:00 AM	Identifiers		
E	xtension Davs	0		Originator Loan Number	
E	xtension Count	0		Universal Loan Identifier	
F	Re-lock Count	0		Loan Number	
Т	emporary Buydown	None		Lock Number	
ARM Margin and Ca	os			0	Test
li F	ndex, Margin PA/Cap/Life		_	Address	iest 123, san francisco, CA 94115

### Access Modification Request in Exchange

Note: If the Buyer / Lock Desk User has enabled Auto Modification Approval, Seller Modification Requests will be auto-approved. Utilize LoanNEX Void functionality if Seller Modification auto-approved does not meet Lock Approved requirements.

- Secondary Lock Desk will receive email notification for Modification Request with NEX ID
- Login to LoanNEX
- Go to the Exchange and Modifications tab
- Select the appropriate NEX ID in Modification Requested status

an <b>NEX</b> ° 🗘 Pip	peline 🔁 Collaboration 🔁 🖬	Exchange 📓 Repor	rts 🛃 Guidelines		<b>⊙</b> u	pload Loan	+ Add Scenario	Add Scenario	Q ?	Chris Rendler
Exchange		٩								
Registration Reque	isted 6 Lock Eligible Lock Re	quested 5 Lock Ap	Opproved Modifications (31)	Exceptions 16	Funded!	Enter r	ame of new search			Your Search
Sold Rejected	d / Canceled						Results 1-	25 of 31 show 25	~	Page 1 of 2 <sup>+</sup>
23A-X96 (Q)	🔒 тво / # тве	Loan Amount: \$750,0	000						Mo	dification Requested
Purchase   SFR   s	san francisco, CA	St	Program andard Test - Full Doc		Product 30 Yr. Fix	ed	Rate 6.500	e / Price / 95.000		Lock Period 30
Entry Date Occupancy Originator Approved Originator	08/06/2024 PR C Rendler Seller Account	Income \$0	Property Expenses		Liabilities <b>\$0</b>	Assets <b>\$0</b>		LTV / CLTV 38% / 38%		FICO 710
23A-X7B (Q)	🔒 тво / <b>#</b> тво	Loan Amount: \$999,0	000						Mo	dification Requested
Purchase   SFR   0	CA	St	Program andard Test - Full Doc		Product 30 Yr. Fix	ed	Rate 6.500	/ Price / 97.250		Lock Period 45

# View Changes for the Modification Request

- The Transaction Summary page will open to the **Modification Requested** tab
- Select View Changes button

Lock Approved	Modification Re	quested Buy-Side Prici	ng		
<b>:: 23A-X96</b> ිරි Req	uested	🔁 Scenario	Details 🕒 Lock Ticket		View Changes Approve
Transaction S	Summary				
Product and Pri	cing		Requested By		
	Investor Name	Investor ABC		Company Name	C Rendler Seller Account
	Program Name	Standard Test - Full Doc		Users Full Name	CrendlerSellerAdmin Admin
	Mortgage Product	30 Yr. Fixed		Requested On	8/06/2024 12:56:48 PM
	Rate	6.500 %	Approved By		
	Price	95.000		Company Name	
	Lock Period	30		Users Full Name	
	Escrows	Yes		Lock Requested	
	Lock Date	8/06/2024 10:12:27 AM	Identifiers	·	
	Expiration Date	9/06/2024 1:59:00 AM		Originator Loan Number	
	Extension Days	0		Universal Loan Identifier	
	Extension Count	0		Loan Number	
	Re-lock Count	0		Lock Number	
	Temporary Buydown	None		Lock Humber	
ARM Margin an	d Caps			Borrower	Test
	Index, Margin FPA/Cap/Life			Address	123, san francisco, CA 94115

#### View Changes

- Displays Locked vs. Requested Loan Information
  - Note: If there is a price change, that will be displayed in the View Changes window
- Close window when done reviewing changes to Approve or Deny the Modification Request

Loan <b>NEX</b> ®	🕻 Pipeline	<b>≓</b> Collaboration	<b>≓</b> Exchange	Reports	🛓 Guidelines		Upload Loan	+ Add Scenario	Add Scenario Q	? Chris Rendler
	1								S Activity Log	S View Docs
Loc	k Appro								×	
NEX ID: 23/	A-X96					Lock	Rec	juested		Approve Deny
	Inpu	t Details								
Tra	nsac <sup>.</sup>			FICO		755	710			
Pro	oduct									
<u> </u>	ouuce									

#### **Approve Modification Request**

• While on the **Modification Requested** tab, select the **Approve** button

ircation Requested Buy-Si Buy-Si Buy-Si Buy-Si Buy-Si Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.000	de Pricing icenario Details 🕑 Lock Ticket Requested Approved	d By Company Name Users Full Name Requested On	C Rendler Seller Account CrendlerSellerAdmin Admin 8/06/2024 2:28:27 PM
ication Requested Buy-Si Buy-Si Buy-Si Buy-Si Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.000	de Pricing cenario Details Lock Ticket Requested Approved	By Company Name Users Full Name Requested On	View Changes Approve C Rendler Seller Account CrendlerSellerAdmin Admin 8/06/2024 2:28:27 PM
Investor ABC Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.000	cenario Details Dock Ticket  Requested  Approved	By Company Name Users Full Name Requested On	View Changes Approve
Investor ABC Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.000	Requested	By Company Name Users Full Name Requested On	C Rendler Seller Account CrendlerSellerAdmin Admin 8/06/2024 2:28:27 PM
Investor ABC Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.000	Requested Approved	By Company Name Users Full Name Requested On	C Rendler Seller Account CrendlerSellerAdmin Admin 8/06/2024 2:28:27 PM
Investor ABC Standard Test - Full Doc 30 Yr. Fixed 6.500 % 95.000	Approved	Company Name Users Full Name Requested On	C Rendler Seller Account CrendlerSellerAdmin Admin 8/06/2024 2:28:27 PM
30 Yes 8/06/2024 10:12:27 AM 9/06/2024 15:500 AM	Identifiers	By Company Name Users Full Name Lock Requested	
9/06/2024 1:39:00 AM 0 0 0 vn None		Originator Loan Number Universal Loan Identifier Loan Number Lock Number	
		Borrower Address	Test 123, san francisco, CA 94115
	9/06/2024 1:59:00 AM 0 0 0 vn None	9/06/2024 1:59:00 AM 0 0 0 vn None	9/06/2024 1:59:00 AM 0 0 0 0 0 0 0 0 0 0 0 0 0

#### Approve Modification Request Complete

#### • Transaction Summary shows Lock Approved tab with modified Loan information

🗙 🗘 Pipeline	e ≓ Collaboration ≓ Exchang	e 📓 Reports 🛛 🕹 Guidelines		Upload Loan	Scenario Add Scenario Q ? Chris R
					う Activity Log り View Do
Lock Approved	Buy-Side Pricir	ng			
ID: 23A-X96	Locked	🕒 Scenario Details 🛛 🗋 Lo	ck Ticket	Voi	d Cancel Lock Extension 🛆 Lock Action
Transaction	n Summary				
Product and	Pricina		Requested Bv		
	Investor Name	Investor ABC		Company Name	C Rendler Seller Account
	Program Name	Standard Test - Full Doc		Users Full Name	CrendlerSellerAdmin Admin
	Mortgage Product	30 Yr. Fixed		Requested On	8/06/2024 2:28:27 PM
	Rate	6.500 %	Approved By		
	Price	95.000		Company Name	Invector ABC
	Lock Period	30		Users Full Name	Chris Rendler
	Escrows	Yes		Approved on	8/06/2024 2:37:11 PM
	Lock Date	8/06/2024 10:12:27 AM	Idoptifiors	Approved off	0,00,2024 2.57.111 101
	Expiration Date	9/06/2024 1:59:00 AM	Identifiers		
	Extension Days	0		Originator Loan Number	
	Extension Count	0		Universal Loan Identifier	
	Re-lock Count	0		Loan Number	
	Temporary Buydown	None		Lock Number	
ARM Margin	and Caps			Damassian	Tast
	Index, Margin			Address	122 cap francisco. CA 94115
				Address	125, Salt Italicisco, CA 94115

#### **Deny Modification Request**

- While on the **Modification Requested** tab, select **Deny** button
- Transaction Summary shows Lock Approved tab with ORIGINAL Loan information (no modification applied to original Locked Loan information)

X° (D Pipeli	ne	<b>≓</b> Exchange	Reports	🛓 Guidelines		Opload Loan	+ Add Scenario	Add Scenario Q ?	Cł
								S Activity Log	D Vie
Lock Approve	d Modi	fication Requeste	ł	Buy-Side Pricing					
ID: 23A-X96	Requested			🛿 Scenario Detail	s 🚺 Lock Ticket			View Changes Appro	ove
Transactio	on Summary								
Drodust op	d Drieina				Permeted Pr				
	Investor Name		Investor APC		Requested by	Company Name	<u> </u>	Pandlar Sallar Account	
	Drogram Name		Standard Test	Eull Dec		Company Name	Cr	venuier Seller Account	
	Mortgage Produc	+	20 Vr. Eivod	- Tuli Doc		Paguastad Op		06/2024 2:20:27 DM	
	Poto	L	6 E00 %			Requested Off	0/0	JU/2024 2.20.27 FIVI	
	Drico		0.500 %		Approved By				
	Frice Look Devied		33.000			Company Name			
	Lock Period		50 Vec			Users Full Name			
	Escrows Lock Data		105 000 1000 1000 1000 1000 1000 1000 1	12.27 AM		Lock Requested			
	LOCK Date		0/06/2024 10	50,00 AM	Identifiers				
	Expiration Date		9/06/2024 1.:	59:00 AW		Originator Loan Numb	er		
	Extension Days		0			Universal Loan Identifi	er		
	Extension Count		0			Loan Number			
	Temporary Ruydo	wp	None			Lock Number			
	in and Cane	****	None						
Artivi marg						Borrower	Tes	st	
	Index, Margin FPA/Cap/Life					Address	123	3, san francisco, CA 94115	
	rrry capy circ								
Input Det	aile								$\sim$
input Det	all5								*

## Modification Approved

- Broker / Secondary User will receive email notification of Modification Approved with corresponding NEX ID
- Transaction Summary reflects modified Loan information in Locked Approved status

23A-X96 A Locked				Extension
Product and Pricing		Requested By		
Investor Name Program Name Mortgage Product Rate	Investor ABC Standard Test - Full Doc 30 Yr. Fixed 6 500 %	Approved By	Company Name Users Full Name Requested On	C Rendler Seller Account CrendlerSellerAdmin Admin 8/06/2024 2:28:27 PM
Price Lock Period Escrows Lock Date	95.000 30 Yes 8/06/2024 10:12:27 AM	Identifiers	Company Name Users Full Name Approved on	Investor ABC Chris Rendler 8/06/2024 2:37:11 PM
Expiration Date Extension Days Extension Count Re-lock Count Temporary Buydov	9/06/2024 1:59:00 AM 0 0 0 vn None		Originator Loan Number Universal Loan Identifier Loan Number Lock Number	
ARM Margin and Caps Index, Margin FPA/Cap/Life		_	Borrower Address	Test 123, san francisco, CA 94115

Seller User

#### Seller Cancel Lock Loan

- Login to LoanNEX
- Go to Pipeline
- Select appropriate Lock Approved Loan
- Transaction Summary page will open
- Click Cancel Lock button

#### Notes:

- The Seller portion of this User Guide is for Seller Users with direct access to the Investor / Lender. Secondary will complete Seller Cancel Lock steps if Seller User does not have direct access.
  - Seller's ability to Cancel a Lock is available when the Investor / Lender has enabled the Allow Seller Cancellation Setting

DanNE	🗙 🖞 Pipeli	ne 🛃 Guidelines					Upload L	oan + Add Scenario	Q	?	B2b Seller
(C) P	ipeline		٩							View	Activity Reports
Pipel	ine Active				Enter	name of new search					Your Searches -
•	•         T         Image: Second seco										age 1 of 1 🕨
	NEX ID Portfolio	Borrower Entered Date	Location Property Type	Purpose Occupancy	NEXscore Amount	Product Amortization	Rate Points	Originator Loan Officer	Exchang	je Statu	5
	222-9A3	fds 4/21/2025	fs, CA SFR	Purchase PR	E4+ \$750,000	Fixed and ARM 30 YR		B2B Seller Test B2b Seller			
	222-99Z	fdsf 972 - 1995	fs, CA SFR	Purchase PR	E4+ \$750,000	30 Yr. Fixed		B2B Seller Test B2b Seller	Lock Ap	proved	



#### Seller User

## Seller Cancel Confirmation

- A pop-up window will ask the Broker / Secondary User to confirm the Cancellation Request, noting that **Relock conditions apply if a lock needs to be reinstated**
- Select the **Request Cancellation** Button
  - Once the **Request Cancellation** Button is selected, the Lock is immediately cancelled and moved to **Cancelled** status



## Seller Cancellation Complete

- Broker / Secondary User will receive email notification of the Cancelled Lock with corresponding NEX ID
- Investor / Lender will receive email notification of the Cancelled Lock with corresponding NEX ID
- Transaction Summary reflects modified Loan information in **Cancelled** status

Cancelled					
<b>): 222-99</b> Z ( 合 C	ancelled				
Transaction	Summary				
Product and Pricing			Requested On		
	Investor Name	Walnut Investor		Company Name	B2B Seller Test
	Loan Type	First Lien		Users Full Name	B2b Seller
	Program Name	Rosebud Program		Requested On	4/21/2025 3:13:11 PM
	Mortgage Product Description	30 Yr. Fixed	Approved on		
	Rate	7.000%		Company Name	Walnut Investor
	Price	102.318		Users Full Name	Automation
	Lock Period	30		Approved on	4/21/2025 3:13:11 PM
ARM Margin and Cap			Identifiers		
	Index, Margin			Originator Loan Number	
	FPA/Cap/Life			Universal Loan Identifier	
Lock Information				Loan Number	
	Investor Name	Walnut Investor	—	Lock Number	
	Lock Date	4/21/2025 3:13:11 PM			
	Expiration Date	5/22/2025 5:33:00 PM		Borrower	fdsf
	Extension Days	0		Address	fsd, fs, CA 000fs
	Extension Count	0			
	Re-lock Count	0			
Lien Amounts	& Ratios				

### Submit a Case to LoanNEX Support

- 1. Select the appropriate email address below:
  - Client Support / Configuration Settings: <u>support@loannex.com</u>
  - Eligibility & Pricing Inquiries: <u>investorsupport@loannex.com</u>
  - Sales: <u>sales@loannex.com</u>
  - General Inquiries: info@loannex.com
  - Billing Inquiries: <u>support@loannex.com</u>
- 2. Include Contact Information: Name, Company Name, Email, Telephone
- 3. Include a detailed description of your Case
- 4. A Case will be created, and the appropriate LoanNEX Team member notified
- 5. LoanNEX will respond within one business day to address your Case