

San Diego County Credit Union (SDCCU®) considers a rate lock to be a commitment between SDCCU as the lender and the borrower. This policy establishes the framework for that commitment. Rate locks will be accepted from 8 a.m. to 5 p.m. Pacific Time, Monday through Friday, excluding holidays. Rate lock requests received outside of these hours will be locked at the rate in effect at the opening of the next business day. Rate lock requests may only be submitted on loan files with a specific property identified. Rate locks are borrower- and property-specific; if either of those items change, your rate lock will be considered cancelled.

You may complete any of the following requests by contacting your Real Estate Loan Processor or by calling (877) 732-2848 ext. 3150:

Rate Lock Request:

Upon receipt of your loan application, you may choose to rate lock at any time during loan processing at no cost. Rates are subject to change at any time. The rate will not be locked until you notify us.

Lock Periods, Pricing and Price Adjustments:

Your rate lock is good for 45-days from the lock date. Please note that your rate/pricing may change during the application process if additional information is found when underwriting, verifying and validating your loan. Loan Level Pricing Adjustments (LLPAs) are assessed based upon certain eligibility criteria or other loan features such as credit score, loan purpose, appraised property value, loan-to-value/combined loan-to-value, occupancy, number of units, product type, etc. Circumstantial changes that occur during processing within a specific loan scenario may alter the LLPAs and require re-disclosure. Any change to your rate lock may cause a delay in your loan closing. Waiting period for delivery and confirmation of receipt of new disclosures may be required.

Rate Lock Extension:

If your loan is not closed and disbursed on or before the 45-day rate lock expiration date, the lock may be extended. All extension fees are calculated as a percentage of the loan amount for each extension period. The first extension for 15 additional days costs 0.125% of the loan amount. The second extension for an additional 30 days costs an additional 0.25% of the loan amount (90 days total). The third extension for an additional 30 days costs an additional 0.50% of the loan amount (120 days total). All extension fees will be payable at time of close and reflected on the Closing Disclosure. A rate lock extension must be requested by you prior to the rate lock expiration date. For delays in closing not caused by you, a lock extension may be granted at no cost.

New construction loans may be locked up-front for 120 days at a cost of 1.125% or 180 days at a cost of 1.625%.

Rate Float Down Option:

If rates go down by more than 0.125% after your loan is locked, you have a one-time option for a rate reduction. A fee of 0.25% of your loan amount will be charged to take advantage of this option and will be due and payable at time of close. A rate reduction must be requested ten (10) business days prior to signing loan documents.

Changing Loan Programs After Locking:

If you request a change to your loan program, your rate/pricing will be the rate/pricing in effect on the new program on the date of your original rate lock. Your rate lock expiration date will remain the same.

Rate Re-Lock:

If you let your rate lock expire and request to continue with your loan within 30-days, your rate will be relocked and your rate/pricing will be the rate/pricing in effect on the date of the original lock or the rate/pricing in effect on the date of the re-lock, whichever is higher. A rate re-lock fee of 0.125% of your loan amount will be charged and will be due and payable at time of close. If 30-days has passed since your expiration date, your rate lock will be based on the rate/pricing in effect at the time of the new lock.

Cancellation or Withdrawal:

If you cancel your application, reapply with the same property address and request a rate lock within 30-days of your cancellation date, your rate/pricing will be the rate/pricing in effect on the date of your original rate lock or the rate in effect on the date of your new rate lock, whichever is higher. If 30-days has passed since your cancellation date, your rate lock will be based on the rate/pricing in effect at the time of the new lock.