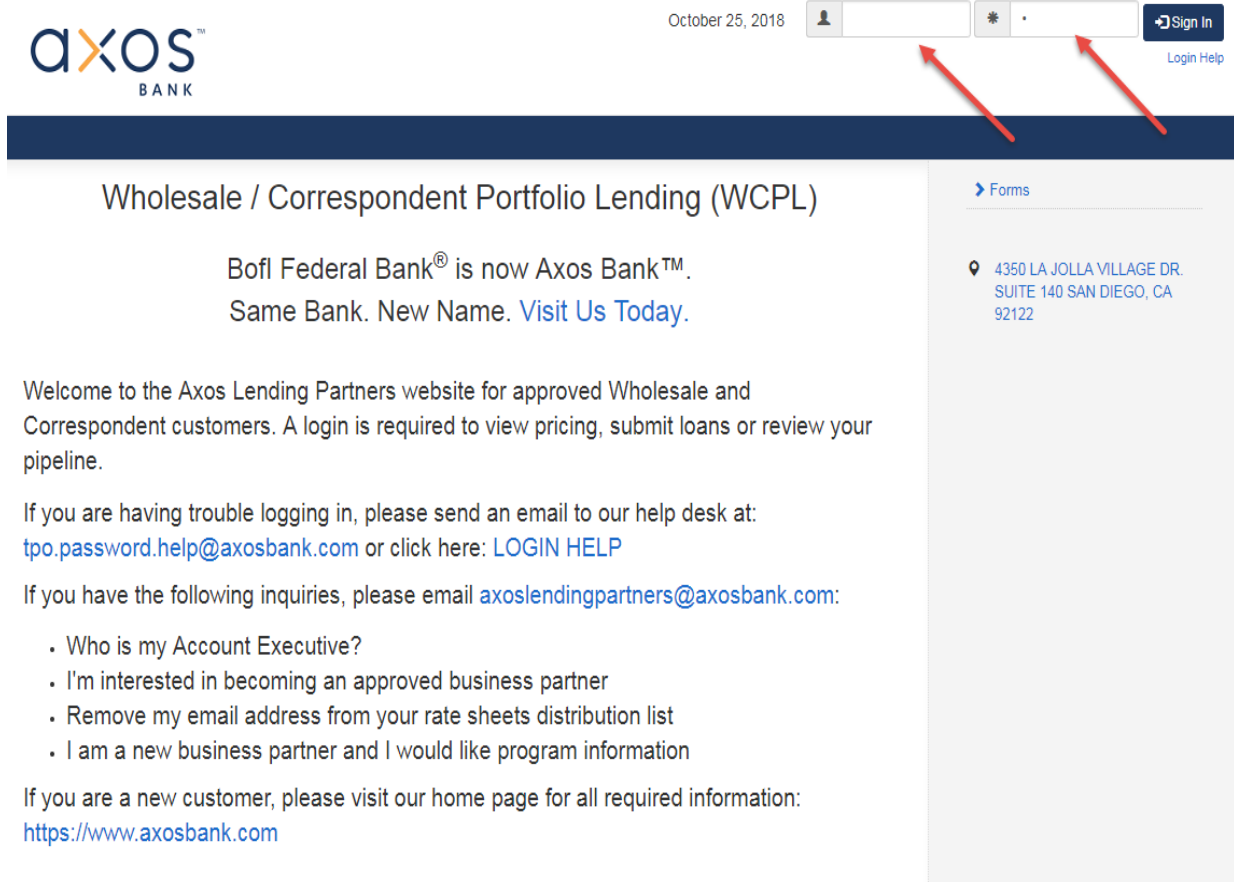


## Correspondent and Wholesale TPO - Online Rate Lock Procedure

1. Open your internet browser and navigate to the following URL: <https://correspondent.axosbank.com/>. Enter the login information and click "Sign In".



October 25, 2018

[Sign In](#) [Login Help](#)

### Wholesale / Correspondent Portfolio Lending (WCPL)

BofI Federal Bank® is now Axos Bank™.  
Same Bank. New Name. [Visit Us Today](#).

Welcome to the Axos Lending Partners website for approved Wholesale and Correspondent customers. A login is required to view pricing, submit loans or review your pipeline.

If you are having trouble logging in, please send an email to our help desk at: [tpo.password.help@axosbank.com](mailto:tpo.password.help@axosbank.com) or click here: [LOGIN HELP](#)

If you have the following inquiries, please email [axoslendingpartners@axosbank.com](mailto:axoslendingpartners@axosbank.com):


- Who is my Account Executive?
- I'm interested in becoming an approved business partner
- Remove my email address from your rate sheets distribution list
- I am a new business partner and I would like program information

If you are a new customer, please visit our home page for all required information:  
<https://www.axosbank.com>

[Forms](#)

4350 LA JOLLA VILLAGE DR.  
SUITE 140 SAN DIEGO, CA  
92122

- Once logged in you will see this home page. The home page is where you can upload and register a new loan, upload conditions, view current rate sheets, request rate locks, and view important announcements from Axos Bank.



Welcome:  [Logout](#)

Home
Logout

Status	# Loans	\$ Volume
Application	36	69,659,605
Approved	24	37,788,900
Clear to Close	10	11,061,250
Cond Approval	99	133,211,421
Docs Ordered	9	9,917,500
Docs Signed	8	7,995,750
Lead	21	29,599,900
Processing	20	54,270,300
Registered	3	4,963,250
Submitted	17	27,556,576
Suspended	28	44,158,314

Upload A Loan

Price A Loan

### Announcements

BofI Federal Bank® is now Axos Bank™.  
 Same Bank. New Name. Visit Us Today.

#### Broker 1003 Update

Effective Wednesday, August 8<sup>th</sup>, 2018: Axos Bank will no longer require Brokers to upload their 1003 to our website.

- Brokers will simply upload their Fannie Mae 3.2 file and BofI will disclose to the borrower within 3 days of receipt of the 3.2 file.
- The Loan Officer will receive an email from our doc vendor (DocMagic) to electronically sign the 1003

[Click here](#) for instructions on how the Loan Officer executes the 1003 through DocMagic.

Contact your Account Executive with any questions.

#### Massachusetts Loan Closings

Effective Monday, April 30, 2018 all wholesale loans closing in the state of Massachusetts must use the BofI approved attorney, Gilmartin Magence LLP. As the closing attorney, Gilmartin Magence LLP also acts as escrow agent and agent for the title company for the purposes of issuing the title insurance policies and to conduct the closing.

- [Home](#)
- [Forms](#)
- [Rates](#)
- [Announcements](#)
- [Turn Times](#)

Loan Search

[4350 LA JOLLA VILLAGE DR.  
SUITE 140 SAN DIEGO, CA  
92122](#)

Show Printable

Reports Available

- [Wholesale - Active Leads](#)
- [Wholesale - Funded Loan Report](#)
- [Wholesale - Pipe Report](#)

- Please enter either the Axos Bank loan number or borrower last name in the “Loan Search” field and click the magnifying glass icon (search) to find the loan you wish to lock.

The screenshot shows the Axos Bank website dashboard. At the top left is the Axos Bank logo. To the right, there is a "Welcome:" field and a "Logout" button. Below the logo is a navigation bar with "Home" and "Logout" links. The main content area is divided into several sections:

- Summary Table:** A table with columns for Status, # Loans, and \$ Volume.
 

Status	# Loans	\$ Volume
Application	36	69,659,605
Approved	24	37,788,900
Clear to Close	10	11,061,250
Cond Approval	99	133,211,421
Docs Ordered	9	9,917,500
Docs Signed	8	7,995,750
Lead	21	29,599,900
Processing	20	54,270,300
Registered	3	4,963,250
Submitted	17	27,556,576
Suspended	28	44,158,314
- Buttons:** "Upload A Loan" and "Price A Loan" buttons.
- Announcements:**
  - BofI Federal Bank® is now Axos Bank™. Same Bank. New Name. Visit Us Today.**
  - Broker 1003 Update:** Effective Wednesday, August 8<sup>th</sup>, 2018: Axos Bank will no longer require Brokers to upload their 1003 to our website.
    - Brokers will simply upload their Fannie Mae 3.2 file and BofI will disclose to the borrower within 3 days of receipt of the 3.2 file.
    - The Loan Officer will receive an email from our doc vendor (DocMagic) to electronically sign the 1003
- Loan Search:** A search box with two input fields: "Enter Loan Number" and "Enter Last Name", each with a magnifying glass icon. Red arrows point to these fields.
- Address:** 4350 LA JOLLA VILLAGE DR. SUITE 140 SAN DIEGO, CA 92122
- Reports Available:**
  - Wholesale - Active Leads
  - Wholesale - Funded Loan Report
  - Wholesale - Pipe Report

- The next screen that appears shows your Axos Bank loan number, the borrower name, and other loan level information. Please click the “Lock Request” tab.

**Loan Number 3408117, Andy America**
**Floating**

✓ Registered 08/30/2018	Processing	Underwriting	Conditional Approval	Cond Rvw 1	Cond Rvw 2	Approved	CTC	CD Wait	Docs Sent	Funded
-------------------------------	------------	--------------	----------------------	---------------	---------------	----------	-----	---------	-----------	--------

Loan has been received and registered by Axos Bank. The Loan Estimate (LE) and initial disclosures will be issued electronically to the borrower. Once Intent to Proceed is received, the loan will be assigned to an Account Manager.

[Loan Details](#)
[Lock Request](#)
[Conditions](#)

**Loan Details**

Borrower			
Name:	Andy America	Citizenship:	U.S. Citizen
Occupancy:	Owner	Marital Status:	

Subject Property			
Street:	4321 Cul de Sac ST	Property Type:	Single Family Dwelling
City, St Zip:	San Diego CA 92122	Units:	1

Loan Information			
Loan Program:	Portfolio 5/1 LIB ARM	Rate:	4.500%
Loan Purpose:	Refinance - Limited Cash Out	Lock Status:	Floating
Loan Amount:	\$214,250.00	Ratios:	12.14% / 12.14%
Base Loan:	\$214,250.00	Haz Impounds:	Yes
LTV/CLTV:	84.02% / 84.02%	Tax Impounds:	Yes
MI Coverage:	0.00%		

- [Home](#)
- [Forms](#)
- [Rates](#)
- [Announcements](#)
- [Turn Times](#)

**Test Ae**  
 Test Acct  
 4350 La Jolla Village Drive  
 San Diego, CA 92122  
 Test Ae

- Lock Request Tab: Please review your loan information to make sure the information is correct. Once satisfied that your information is correct please click the "Price Loan" button shown below.

Home Logoff

**Loan Number 3408117, Andy America** **Floating**

✓	Processing	Underwriting	Conditional Approval	Cond Rvw	Cond Rvw	Approved	CTC	CD Wait	Docs Sent	Funded
Registered 08/30/2018				1	2					

Loan has been received and registered by Axos Bank. The Loan Estimate (LE) and initial disclosures will be issued electronically to the borrower. Once Intent to Proceed is received, the loan will be assigned to an Account Manager.

[Loan Details](#)
[Lock Request](#)
[Conditions](#)

### Lock Request

<b>Base Loan Amount:</b>	\$214,250.00	<b>Interest Only:</b>	No
<b>Loan Amount:</b>	\$214,250.00	<b>Doc Type:</b>	Full
<b>Rate:</b>	4.500%	<b>Middle FICO Score:</b>	
<b>Price:</b>	0.000	<b>Impounds-Taxes:</b>	Yes
<b>Lock Term:</b>	30 Day BE	<b>Impounds-Insurance:</b>	Yes
<b>Purpose:</b>	Refinance - Limited Cash Out	<b>Property Type:</b>	Single Family Dwelling
<b>Program:</b>	Jumbo 5/1 LIB ARM	<b>Occupany:</b>	Owner
<b>Term:</b>	360		

[Price Loan](#)

Q Loan Search

- A new window will appear that has most of the loan information pre-populated. Please review the information and answer all questions marked with a red dot (required). In this section you will be required to select your compensation plan and other special features that may/may not be applicable to your loan.

The screenshot shows a web browser window displaying a loan application form. The form is divided into several sections: Lien Information, Loan Information, Borrower Information, Property Information, and First Lien Search Criteria. Each section contains various input fields, dropdown menus, and checkboxes. The 'Loan Information' section is highlighted with yellow boxes around the 'Is this a Wholesale Loan' and 'Include Compensation in Pricing?' fields, with red arrows pointing to them. The 'Submit' button is visible at the top and bottom of the form.

7. In this example we will select the compensation plan as Wholesale/Lender Paid (shown below). We offer both Lender Paid and Borrower Paid comp plans for Wholesale partners. If you are a Correspondent partner you would select “No” for the question “Is this a Wholesale Loan” and “No” for the question “Include Compensation in Pricing”.

This close-up view of the 'Loan Information' section shows the following details: Price/Estimated Value: 2500000; LTV: 40.00; Appraisal Amount: 2500000; CLTV: 0; Loan Purpose: Refi Rate-Term/Limited C.O.; Cash-Out Amount: 1447.87; HCLTV (Line Amt): 0; HCLTV (Drawn Amt): 0; First Time Home Buyer: No; Pledged Assets: No; Cross Collateralization: No; Asset Depletion: No. The 'Is this a Wholesale Loan' dropdown is set to 'Yes' and the 'Include Compensation in Pricing?' dropdown is set to 'Yes (Lender Paid Comp.)'. Red arrows point to these two dropdowns.

8. At this point once you are able to request pricing. Simply click either of the “Submit” buttons located on the top and bottom of the page.

**Submit** ←
Save to OB Pipeline

---

### Lien Information

• First Lien Amt/Base Loan Amt

Search for First

• Second Lien Amt.

Search for Second

• HELOC Line Amt.

Search for HELOC

• HELOC Drawn Amt.

---

### Loan Information

• Price/Estimated Value

• LTV

Waive Escrows

• Is this A Wholesale Loan

• Appraisal Amount

CLTV

• Asset Depletion

• Include Compensation in Pricing?

Loan Purpose

HCLTV (Line Amt)

• Pledged Assets

• Cross Collateralization

• Cash-Out Amount

HCLTV (Drawn Amt)

First Time Home Buyer

9. The next screen that appears is the rate stack for the program. The orange line shows the pricing for the rate you have selected within your loan submission. Click the price under the appropriate lock term to move to the final lock request screen (shown below). The screen shot below shows we selected 5% @ 99.844 for 21 days as an example.

Pipeline ▾
Search Results ▾
New Search ▾
RateSheet ▾

Selected Loan: Loan ID: 55264
Status: Registered
Borrower: Sample

### Re-Submit Options

• Loan Amt

DTI Ratio

Property Zip

• LTV

Interest Only

CLTV

Waive Escrows

Desired Rate

AUS

Desired Price

Buydown

Desired Lock

Prepayment Penalty

Loan Type(s): NonConforming    Loan Term(s): 30 Yr    Amortization Type(s): ARM    ARM Fixed Term(s): 5 Yr

Links	Eligible Product	Rate	Price	Days	P&I	Detail
	<a href="#">Bofi Federal Bank Wholesale - Portfolio 5/1 LIBOR ARM (P51/CPS1)</a>	5.000	99.656	30	\$5,368	<a href="#">Hide</a>

Pricing Last Updated: 07/14/17 8:20 AM      Search Timestamp: 07/14/17 10:44 AM

Rate	Margin	P&I	21 Day	30 Day	45 Day	60 Day
		Pmt	08/03/17	08/14/17	08/28/17	09/11/17
4.000	3.250	\$4774	97.578	97.390	97.203	97.015
4.125	3.250	\$4846	97.985	97.797	97.610	97.422
4.250	3.250	\$4919	98.375	98.187	98.000	97.812
4.375	3.250	\$4993	98.735	98.547	98.360	98.172
4.500	3.250	\$5067	99.000	98.812	98.625	98.437
4.625	3.250	\$5141	99.250	99.062	98.875	98.687
4.750	3.250	\$5216	99.469	99.281	99.094	98.906
4.875	3.250	\$5292	99.688	99.500	99.313	99.125
5.000	3.250	\$5368	99.844	99.656	99.469	99.281
5.125	3.250	\$5445	100.000	99.812	99.625	99.437
5.250	3.250	\$5522	100.157	99.969	99.782	99.594
5.375	3.250	\$5600	100.313	100.125	99.938	99.750
5.500	3.250	\$5678	100.469	100.281	100.094	99.906
5.625	3.250	\$5757	100.625	100.437	100.250	100.062
5.750	3.250	\$5836	100.750	100.562	100.375	100.187
5.875	3.250	\$5915	100.875	100.687	100.500	100.312
6.000	3.250	\$5996	101.000	100.812	100.625	100.437
6.125	3.250	\$6076	101.125	100.937	100.750	100.562
6.250	3.250	\$6157	101.250	101.062	100.875	100.687
6.375	3.250	\$6239	101.375	101.187	101.000	100.812
6.500	3.250	\$6321	101.500	101.312	101.125	100.937

The values in the grid include all the adjustments below.

Reason	Points	SRP	Rate	Margin
LTV <= 50	0.000	0.000	-0.250	0.000
<b>Total Adjustments</b>	0.000	0.000	-0.250	0.000

**Notes/Advisories:**  
1. For this scenario, AUS Not Specified was run through eligibility and pricing as Manual/Traditional.

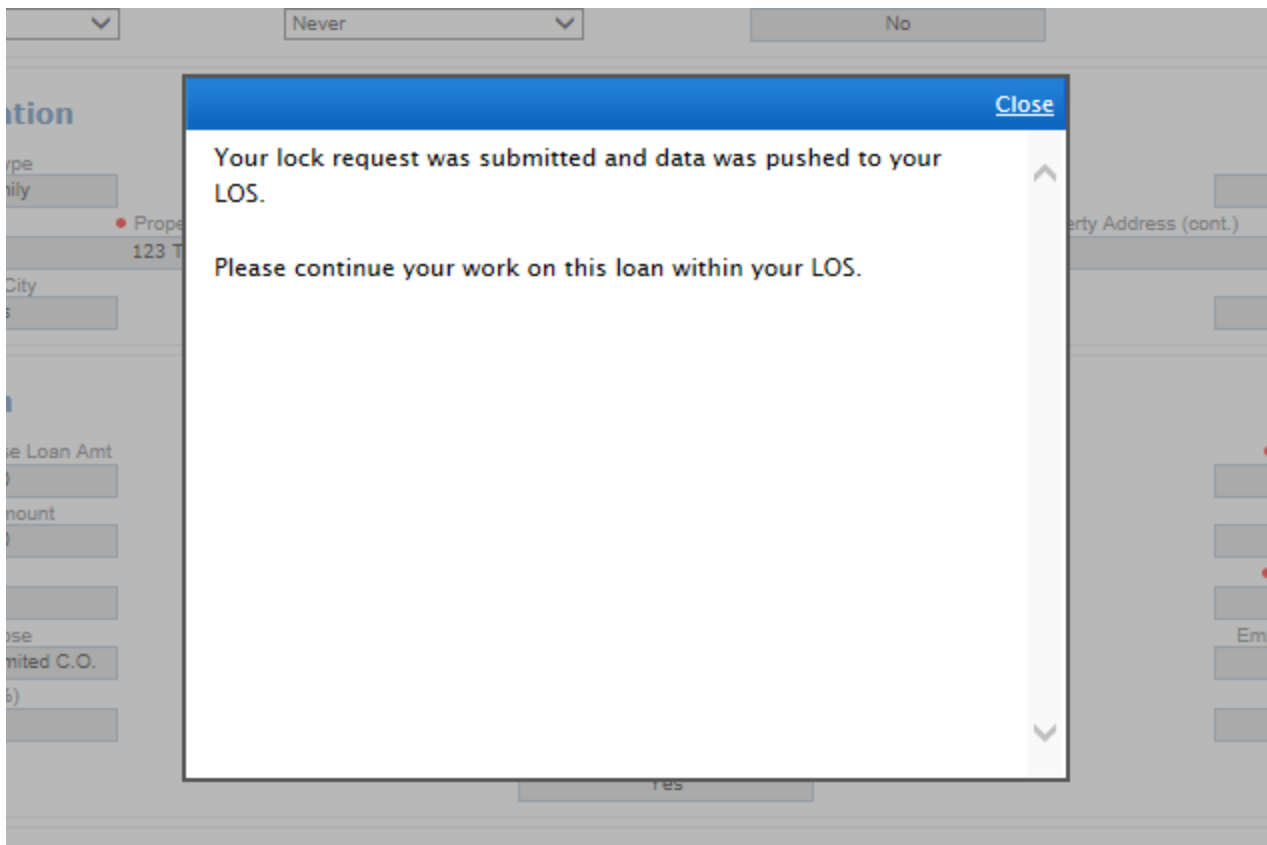
40

10. After selecting the price you will see the summary page. On this page you will see the “Request Lock/Save to LOS” button. Make sure to complete the field for the email address you want the lock confirmation sent to, it is a required field. Once you have completed the email field you are able to request rate lock. Click “Request Lock/Save to LOS” to submit the lock request.

The screenshot shows a loan summary page with the following details:

- Borrower Information:**
  - Borrower First Name: Sample
  - Representative FICO: 720
  - Months of Reserves: 0
  - Bankruptcy: Never
  - Borrower Last Name: Sample
  - DTI Ratio: 23.384
  - User: ob test
  - Foreclosure: Never
  - Borrower SSN: 111-11-1111
  - Self Employed: No
  - Citizenship: U.S. Citizen
  - Cross Collateralization: No
  - Internal Loan ID: 3392602
  - Lock Confirmation Email: (highlighted in yellow)
- Property Information:**
  - Property Type: Single Family
  - Occupancy: Primary Residence
  - Number of Units: 1 Unit
  - Number of Stories: 1
  - Property Address: 123 Test Street
  - Property City: Encinitas
  - State: California (CA)
  - Property Zip: 92024
  - County: San Diego

11. After you click the “Request Lock/Save to LOS” button you will see a final message that shows your rate lock was submitted.



Helpful tips for successful use of the Optimal Blue interface.





1. Rate changes: If your loan is “Approved” you will not be able to make changes to the rate through the Optimal Blue interface. Rate changes on approved loans will need to be reviewed by the underwriter to ensure the DTI increase does not affect the overall eligibility of the loan. If you need to make a change please contact your Account Manager, the Lock Desk, or your Account Executive to initiate the change request. Changes are generally completed very quickly for most cases.
2. Required fields: Please review the required fields thoroughly. Your loan approval will note whether your loan was approved with Asset Depletion, Pledged Assets, or Cross Collateralization. Please make sure to select yes or no for these questions as you will not be able to move forward without answering
3. Comp plans: Please make sure to select the appropriate comp plan for your loan. If you are a Wholesale Broker you will have the choice of Lender Paid or Borrower Paid compensation. Please make sure to select the correct comp plans as there is a large pricing difference between the two plans. Correspondents will always choose “borrower paid” in the comp plan selection.
4. If you have questions or need help please email [lockdesk@axosbank.com](mailto:lockdesk@axosbank.com).