



"OUTSIDE OF DODD-FRANK™ PLUS" - ODF+

WHOLESALE MULTI-FAMILY & MIXED USE RATE SHEET & MATRIX

Date:
01/22/2019

PROGRAM LTV / LOAN AMOUNTS

5/1 Hybrid ARM		Max Loan by LTV	
LTV	Rate	Purch	Refi
60%	6.500%	\$3.0M	\$3.0M
65%	6.750%	\$3.0M	\$3.0M
70%	6.875%	\$3.0M	\$2.0M
75%	6.999%	\$2.0M	N/A

Adjustment by Credit Score		Max LTV	
Mid Score	Rate	Purch	Refi
≥650	--	75%	70%
600-649	0.125%	70%	65%
550-599	0.375%	65%	65%
500-549	QUOTE	65%	65%

Administration / Underwriting / Commitment Fee to CSC
\$1,295

ADJUSTMENTS

Description	Rate	Fee*	Note
7/1 Hybrid ARM	0.125%	--	Rates in above grid are quoted as a 5/1 Hybrid ARM
Interest Only	0.250%	--	Loan Amount ≥\$500,000 Minimum
DSCR, ≥ 1.10	--	--	Debt Service Coverage Ratio (Gross Rents / Actual PITIA)
DSCR, ≥ 1.00	0.125%	--	Debt Service Coverage Ratio (Gross Rents / Actual PITIA)
DSCR, ≥ 0.90	0.375%	--	6 Months Reserves / Bank Statements to Support Liquidity & Rent Roll
DSCR, ≥ 0.75	Quote	Quote	6 Months Reserves / Bank Statements to Support Liquidity & Rent Roll
<\$ 250,000	0.375%	--	
≥\$1,000,000	0.125%	--	
≥\$2,000,000	0.250%	--	
≥\$3,000,000	0.375%	--	Case-by-Case Basis / Max 65% Purch & 60% Refi / Min 650 FICO
5-10 Unit Property	--	--	
10-20 Unit Property	0.125%	--	
20+ Unit Property	0.375%	--	
Mixed Use	0.250%	--	Residential Property with Commercial Influence
Rural Property	Quote	Quote	Case-By-Case Basis & Subject to Individual Pricing
3-Year Prepay	--	--	3 / 2 / 1 Sequential Stepdown Prepayment Penalty
2-Year Prepay	0.250%	--	2 / 1 Sequential Stepdown Prepayment Penalty
1-Year Prepay	0.500%	--	1.0 Prepayment Penalty
Buy Out Prepay	Quote	Quote	Case-By-Case Basis & Subject to Senior Management Approval
Prepay Buy Out in NJ	0.500%	0.500	New Jersey does not allow PPPs on ≤6-Unit Properties
Yield Spread Premium	2:1 Ratio		Broker may increase Rate in 0.125 increments for YSP Comp to max of 2.0 Points As a Non-Consumer Trans Broker may also concurrently charge upfront Points

GENERAL INFORMATION

<p>Property Types</p> <ul style="list-style-type: none"> 5-35 Units Residential Use with Commercial Influence Any Commercial Use with a Bed or Ability to Place One <p>Loan Terms</p> <ul style="list-style-type: none"> 30 Year Amortization & Term - 5/1 or 7/1 Hybrid ARM Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized <p>Index & Adjustment Caps</p> <ul style="list-style-type: none"> Floored at Start Rate / 1-Year CMT / 4.950% Margin 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap <p>Loan Amounts</p> <ul style="list-style-type: none"> \$150,000 - \$3M (Round Down Loan Amount to \$50 increments) Loan Amounts ≥\$1,000,000 require Senior Management Approval Loan Amounts ≥\$1,000,000 require 600 Minimum FICO <p>Asset Liquidity / Reserves</p> <ul style="list-style-type: none"> 3-Months PITIA for LTV ≥65% 6-Months PITIA for Vacant or 5+ Financed Properties <p>Seasoning to Maximum Reconciled Valuation</p> <ul style="list-style-type: none"> First year of ownership purchase price + documented hard costs Second year is to a maximum of 1.25% of first year <p>Additional Terms</p> <ul style="list-style-type: none"> DSCR is calculated by dividing (x) reconciled property rents from (y) actual PITIA payments. Minimum DSCR is 0.75. Impounds for Taxes / Insurance Required Maximum cumulative Points & Fees by CSC plus Broker Points & Fees may not exceed the lessor of 6.0% or legal limits <p>States</p> <p>AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MT, NC, NE, NH, NJ, NV, OK, OR, PA, SC, TN, TX, UT, VA, VT, WA, WI, & WY</p>
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NOTE: TO BE ELIGIBLE FOR FINANCING AT CSC, PROPERTY MUST CONTAIN A "BED" OR BE CAPABLE OF HAVING ONE.

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National Mortgage Licensing System and Registry ID 144549

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CSC'S NON-PRIME PRODUCT**