



# OUTSIDE DODD-FRANK® PLUS - ODF+

Date:  
08/02/2019

WHOLESALE MULTI-FAMILY & MIXED USE RATE SHEET & MATRIX

## PROGRAM LTV / LOAN AMOUNTS

5/1 Hybrid ARM		Max Loan by LTV	
LTV	Rate	Purch	Refi
60%	6.250%	\$5.0M	\$5.0M
65%	6.500%	\$5.0M	\$3.0M
70%	6.625%	\$3.0M	\$2.0M
75%	6.750%	\$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
<b>\$1,295</b>

## 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%	--	Max 65% Purch & 60% Refi / Min 650 FICO
5-10 Unit Property	--	--	
11-20 Unit Property	0.125%	--	
>20 Unit Property	0.375%	--	
Mixed Use	0.250%	--	Residential Property with Commercial Influence
Hotel Property	0.375%	--	Hotel, Motel, or Rooming House / Max 65% Purch & 60% Refi
Rural Property	Quote	Quote	Case-By-Case Basis & Subject to Individual Pricing
Waive Impounds	0.250%	--	Available on LTV ≤65%
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 3.0 Points As a Non-Consumer Trans Broker may also concurrently charge upfront Points
Entity Redraw	--	\$350	If applicable, Redrawing Loan Documents for a Entity Applicant

## GENERAL INFORMATION

### Property Types

- 5-35 Units
- Residential Use with Commercial Influence
- Any Commercial Use with a Bed or Ability to Place One

### Loan Terms

- 30 Year Amortization & Term - 5/1 or 7/1 Hybrid ARM
- Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized

### Index & Adjustment Caps

- Floored at Start Rate / 1-Year CMT / 4.950% Margin
- 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap

### Loan Amounts

- \$150,000 - \$5M (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

### Asset Liquidity / Reserves

- 3-Months PITIA for LTV ≥65%
- 6-Months PITIA for Vacant or 5+ Financed Properties

### Seasoning to Maximum Reconciled Valuation

- First year of ownership purchase price + documented hard costs
- Second year is to a maximum of 1.25% of first year

### Additional Terms

- 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

### States

- 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

**NOTE: TO BE ELIGIBLE FOR FINANCING AT CSC, PROPERTY MUST CONTAIN A "BED" OR BE CAPABLE OF HAVING ONE.**

*For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice.*

*National Mortgage Licensing System and Registry ID 144549*

**CONTACT YOUR ACCOUNT EXECUTIVE FOR DETAILS ABOUT  
CSC'S NON-PRIME PRODUCT**