



PROGRAM PRICING

| LTV / FICO | ≥725+ | ≥700 | ≥675 | ≥650 |
|--|--------|--------|--------|--------|
| 65% | 4.500% | 4.625% | 4.750% | 5.250% |
| 70% | 4.625% | 4.750% | 4.875% | 5.375% |
| 75% | 4.875% | 4.999% | 5.125% | 5.625% |
| 80% | 4.999% | 5.125% | 5.250% | 5.750% |
| 85% | 5.875% | 5.999% | 6.125% | 6.375% |
| 90% | 6.625% | 6.750% | | |
| Round to Nearest 1/8 or 0.001 under a whole number | | | | |
| LTV Max | | | | |
| Purchase | 90% | 90% | 85% | 85% |
| Refi R/T | 85% | 85% | 80% | 80% |
| Cash Out | 80% | 80% | 80% | 75% |
| CLTV* | 90% | 90% | 85% | 85% |
| *LTV -5%, allows +5% CLTV (can not exceed 90%) | | | | |
| Admin / Underwriting / Commitment Fee - \$995 | | | | |

ADJUSTMENTS

| Description | Rate | Note |
|-------------------|--------|--|
| Lender Paid Comp | 2 : 1 | Add to Rate in 0.125% Increments, Max 3.000% LPC |
| 7/1 Hybrid ARM | 0.125% | Program pricing in grid is a 5/1 Hybrid ARM |
| 30-Year Fixed | 0.375% | Program pricing in grid is a 5/1 Hybrid ARM |
| < \$ 350,000 | 0.250% | Minimum Loan Amount is \$150,000 |
| ≥ \$ 1,000,000 | 0.125% | LTV/CLTV @ -5% Purch & R/T, -10% C/O |
| ≥ \$ 1,500,000 | 0.250% | LTV/CLTV @ -10% Purch & R/T, -15% C/O |
| ≥ \$ 2,000,000 | 0.375% | LTV/CLTV @ -10% Purch & R/T, 65% Max C/O |
| Cash Out >70% LTV | 0.250% | |
| Interest Only | 0.125% | Loan Amt ≥\$250k |
| Condo South FL | 0.250% | Max LTV/CLTV 70% Condos in Broward / Dade County, FL |
| 12-Bank Stmts | 0.250% | Personal Account, ≤70% LTV |
| 12-Bank Stmts | 0.375% | Personal Account, >70% LTV |
| 12-Bank Stmts | 0.375% | Business Account, ≤70% LTV |
| 12-Bank Stmts | 0.500% | Business Account, >70% LTV |

GENERAL INFORMATION

| |
|---|
| Income Documentation |
| Wage Earner: Two Years W2 + Current Pay Stubs |
| Self Employed: Two Years 1040s & 1120s + P&L OR Bank Statements |
| FULL DOC only confirm One Year W2 or Taxes at ≤ 80% LTV |
| Bank Statement Programs, Personal or Business Accounts |
| 12-Mth Bk Stmt Program still to confirm SE for 24-Mths |
| Maximum Debt-to-Income Ratio |
| 43% Back End |
| Loan Terms |
| 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed |
| All Loans require impounding for Taxes & Insurance |
| No Prepayment Penalty |
| Index & Adjustment Caps |
| Margin: 2.950% Index: 1-Year CMT Floor: Start Rate |
| 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap |
| Occupancy |
| Owner Occupied Only |
| Loan Amounts |
| \$150,000 Minimum to \$3,000,000 Maximum (\$50 increments) |
| Loan Amounts >\$1.0M Require Senior Management Approval |
| Loan Amounts Greater than \$1.5M require Two (2) Appraisals |
| Property Types |
| SFR / Condos / Townhouse |
| 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 (Purch & R/T Only), UT, VA, VT, WA, WI, & WY |

GENERAL INFORMATION

| | |
|---|--|
| Foreclosure, Bankruptcy, Short Sale, Deed-in-Lieu Seasoning | |
| 24 months or 48 months if multiple events | |
| Cash-Out | |
| Maximum cash-out \$500,000 or \$300,000 when loan >\$1,000,000 | |
| Credit | |
| Last 12 months mortgage history: 1x30 (no rolling) | |
| Use middle credit score of primary wage earner | |
| Assets | |
| Sourced & seasoned 60 days, Gift funds allowed | |
| Reserves | |
| LTV ≤ 80% – 6 months | |
| LTV > 80% – 12 months | |
| First Time Home Buyers | |
| Max 85% LTV / CLTV | |
| Secondary Financing | |
| Max LTV -10%, CLTV max 90% | |
| *Broker Origination Points and Fees are limited to the lesser of (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds. | |
| Broker Compensation including Processing Fees can be individually (i) Borrower Paid OR (ii) Lender Paid. | |
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