



"OUTSIDE OF DODD-FRANK™ PLUS" - ODF+

WHOLESALE MULTI-FAMILY & MIXED USE RATE SHEET & MATRIX

Date:

04/03/2019

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% |

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| 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 | -- | -- | |
| 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 |

GENERAL INFORMATION

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| 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 - \$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 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 |
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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

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