

LOAN FEES OF 2.00% OF THE LOAN AMOUNT PLUS \$995 PROCESSING FEE WILL APPLY. RATES AND TERMS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO LEND. FOR REAL ESTATE PROFESSIONALS ONLY. NOT FOR DISTRIBUTION TO THE GENERAL PUBLIC.

**PROGRAM PRICING**

PURCHASE				
LTV / FICO	≥725+	≥700	≥675	≥650
65%	4.875%	5.000%	5.125%	5.250%
70%	5.000%	5.125%	5.250%	5.375%
75%	5.250%	5.375%	5.500%	5.875%
80%	5.500%	5.625%	5.875%	6.125%
85%	6.375%	6.625%	7.000%	7.250%
90%	6.875%	7.250%		
LTV Max				
Refi R/T	85%	85%	80%	75%
Cash Out	80%	80%	75%	70%
CLTV	90%	90%	85%	85%

**ADJUSTMENTS**

Description	Rate	Note
30-Year Fixed	0.250%	Program pricing is a 7/1 Hybrid ARM
> \$ 150,000	-	Minimum Loan Amount is \$150,000
> \$ 750,000	-	LTV/CLTV @ -5% Purch & R/T, -10% C/O
> \$ 1,000,000	0.125%	LTV/CLTV @ -10% Purch & R/T, -15% C/O
> \$ 1,500,000	0.250%	LTV/CLTV @ -10% Purch & R/T, 65% Max C/O
> \$ 2,000,000	0.375%	LTV/CLTV @ -10% Purch & R/T (75% Max), 65% Max C/O
Cash Out ≤70% LTV	0.125%	
Cash Out >70% LTV	0.375%	>75% - Full Doc Only
Interest Only	0.250%	Loan Amt ≥\$350k, Self Employed Only
Bank Statements	0.250%	Personal Statements Only
CLTV +5%	LTV -5%	Can not exceed 90% CLTV

**GENERAL INFORMATION**

<p><b>Income Documentation</b>                  Wage Earner: Two Years W2 + Current Pay Stubs                  Self Employed: Two Years 1040s &amp; 1120s + P&amp;L OR Bank Statements</p> <p><b>Maximum Debt-to-Income Ratio</b>                  43% Back End</p> <p><b>Loan Terms</b>                  30-Year Amortized &amp; Term - 7/1 Hybrid ARM or 30-Yr Fixed                  All Loans require impounding for Taxes &amp; Insurance                  No Prepayment Penalty</p> <p><b>Index &amp; Adjustment Caps</b>                  Margin: 3.950%                  Floored at Start Rate / 1-Year CMT                  2% Initial Change Cap / 2% Annual Cap / 6.0% Life Cap</p> <p><b>Occupancy</b>                  Owner Occupied Only</p> <p><b>Loan Amounts</b>                  \$150,000 Minimum to \$3,000,000 Maximum (\$50 increments)                  Loan Amounts &gt;\$1.0M Require Senior Management Approval                  Loan Amounts Greater than \$1.5M require Two (2) Appraisals</p> <p><b>Property Types</b>                  SFR / Condos / Townhouse</p> <p><b>States: AL, AR, AZ, CA, CO, DE, FL, GA, ID, IN, KS, KY, MN, NC, NJ, OK, OR, PA, SC, TN, TX, UT, VA, WA, WI, &amp; WY</b>                  Texas: Purchase Only</p>
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**GENERAL INFORMATION**

<p><b>Foreclosure, Bankruptcy, Short Sale, Deed-in-Lieu Seasoning</b>                  24 months or 48 months if multiple events</p> <p><b>Cash-Out</b>                  Maximum cash-out \$500,000 or \$300,000 when loan &gt;\$1,000,000</p> <p><b>Credit</b>                  Last 12 months mortgage history: 1x30 (no rolling)                  Use middle credit score of primary wage earner</p> <p><b>Assets</b>                  Sourced &amp; seasoned 60 days, Gift funds allowed</p> <p><b>Reserves</b>                  LTV ≤ 65% – 6 months                  LTV &gt; 65% – 12 months</p> <p><b>First Time Home Buyers</b>                  Max LTV -5%</p> <p><b>Secondary Financing</b>                  Max LTV -10%, CLTV max 90%</p>	<table border="1"> <tr> <th>Admin / UW / Commitment fee</th> </tr> <tr> <td>\$995</td> </tr> </table>	Admin / UW / Commitment fee	\$995
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\$995			
<p><b>*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 &amp; State High Cost thresholds.</b></p> <p><i>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.</i></p>			