

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.

Credit Grade "A"	Up to LTV	Rates / Points
700+ Fico	45%	6.750 / Par
Mtg 0x30 (12 months)	55%	6.875 / Par
No BK 3 Years	60%	6.990 / Par
No Short Sale 3 years	65%	7.125 / Par
No FC Last 3 years	70%	7.500 / Par
Purchase 75%	75%	8.250 / .500
Refi 70%		
Credit Grade "A-"	Up to LTV	Rates / Points
650+ Fico	45%	6.990 / Par
Mtg 1x30 (12 months)	55%	7.125 / Par
No BK w/in 3 years	60%	7.250 / Par
No Short Sale 2 years	65%	7.375 / Par
No FC Last 3 years	70%	7.990 / Par
Purchase 75%	75%	8.750 / 1.00
Refi 70%		
Credit Grade "B"	Up to LTV	Rates / Points
600+ Fico	45%	7.990 / Par
Mtg 2x30 (12 months)	55%	8.250 / Par
No BK w/in 2 years	60%	8.500 / .750
No FC Last 2 years	65%	8.750 / 1.00
Purchase 70% - Refi 65%	70%	9.250 / 1.50
Credit Grade "B-"	Up to LTV	Rates / Points
550+ Fico	45%	8.500 / 1.00
Mtg 4x30 (12 months)	55%	8.725 / 1.25
No BK w/in 2 year	60%	8.990 / 1.50
No FC w/in 2 year	65%	9.250 / 1.75
Credit Grade "C"	Up to LTV	Rates / Points
500+ Fico	45%	8.750 / 1.00
Mtg 1x60 (12 months)	55%	8.990 / 1.50
No BK w/in 1 year	60%	9.250 / 1.75
No FC w/in 1 year	65%	9.500 / 1.75

- 1st Time Home Buyer
 - NO reduction to LTV
- Gift Funds & Non Seasoned Assets
 - Up to 70% LTV
- NO 1040's!
- NO Schedule E's!
- NO 4506 Forms!
- NO Impounds Required!
- NO Income Stated
- NO Income Verified
- Appraisals Start @ \$395!!! (average SFR in MMA)

See Our Hard Money Product For The Following!!

<500 Ficos	Loan Amounts < \$100,000
No prepay product	Loan Amounts >\$2,000,000
BK < than 1 year	Properties not in Metropolitan areas
Foreclosure < than 1 year	
Properties w/ deferred maintenance	

Area of Lending:
\ (licensed broker required for AZ, KS, MT, NE, OR & UT)

Occupancy:

- N/O/O and Investment purposes only.

Property Types Residential:

- SFR, Condo, Townhouse, 2 – 4 Units
- Available in states listed above

Property Types Commercial:

- 5+ Units Multifamily, Mixed Use, Office & Retail
- Available in #

Property Condition:

- Property must show "Pride of Ownership"
- See Hard Money product for properties with deferred maintenance

Loan Terms:

- 3, 5 and 7 year interim fixed variable rate 30 year fully amortized product
Index - 6 month Libor – Margin 7 95 – Caps 2/1/6 - Floor = Start Rate

Prepayment Protection:

- Term of prepay protection – 3 Years.
- Type of Prepay.
 - Level 1 – 5% of loan amount standard prepay.
 - Level 2 – 6 months interest on 80% of the balance.

Rate Lock:

- Rate floats until DOCS are ordered

Loan Amounts:

- \$100k - \$2 Million (A, A- Grades)
- \$100k - \$1.5 Million (B Grade)
- \$100k - \$1 Million (B- & C Grade)
- For larger loan amounts see our Hard Money product

DSCR:

- No DSCR calculated on ANY Residential collateral
- 1 25X on 5+ units Multifamily, Mixed Use, Office & Retail

Proof of Property Income is as follows:

- Residential – Copy of Leases
- Commercial – Rent Roll and Copy of Leases

Maximum Broker Points: 5%

Rural / Small Towns: Not allowed, prefer to lend in Metropolitan areas.

Lending to: Individuals | Corporations | LLC | LLP | Family Trusts

Ancillary fees paid through closing:

- **Residential**
 - \$2,495 Underwriting fee
 - \$555 Doc fee if owned in an entity
- **Commercial**
 - \$2,995 Processing
 - \$495 Environmental
 - \$555 Doc fee if owned in an entity

Product Add-Ons / Reductions:

Description	Rate	Cost	Notes
3 year fixed	--	--	--
5 year fixed	+50bps	--	--
7 year fixed	+62.5bps	--	--
1 yr. reduction to PP	+75bps	--	Minimum Prepay is 1 year
1 yr. increase to PP period	-25bps	--	Maximum term is 4 years
Level 1 Prepay	--	--	--
Level 2 Prepay	+50bps	--	--
I/O for term of fixed period	+25bps	--	Max LTV 70%
Rate buy down	-50bps	+100bps	Minimum Rate = 6.750
Rebate 1 point	+50bps	--	Max rebate 2 pts – max LTV 70% must be accompanied by 3 yr pp (residential properties only)
Residential ≥ \$1 Million	--	+50bps	65% Max LTV
No Impounds	+50bps	--	Max LTV 70%
Non Seasoned Down Payment	+50bps	--	Max LTV 70%
Foreign Natnl w/ US. credit	+25bps	+50bps	*70% Purchase – 65% Refinance
Foreign Natnl w/out US. credit	B credit	+100bps	*70% Purchase – 65% Refinance
1 st time home buyer or borrower that rents.	+25bps	+100bps	*Extreme caution will be taken to prevent occupancy misrepresentation. * NO rebate allowed & max LTV is 70%
Office & Retail	+50bps	--	--
>70% LTV	--	--	Not available in FL, GA, NC, NJ, NY, SC, TX & VA
FL, GA, NC, NJ, NY, SC, VA	+25bps	--	A, A- grades only (max rebate 1%)
Florida	--	--	All loans must be made to an LLC or Corporation.
NJ	--	+200bps	No Pre Payment penalty allowed

This is not a commitment to lend. Restrictions may apply. For Wholesale use only! Not for distribution to the general public. LTV limits are based on current, accurate appraised value. Lender reserves the rights to amend rates & guidelines. All loans are made in compliance with federal, state and local laws.

