

The below rates are wholesale, and are subject to a brokerage fee of 2.000% of the loan amount, plus a \$995 loan processing fee. Please note that the lender charges a \$995 administration / underwriting fee. Rates and terms are subject to change without notice. For real estate professionals only. Not for the general public. Not a commitment to lend.

Dated: 03/11/2019

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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