

The below rates are wholesale, and are subject to a brokerage fee of 2.000% of the loan amount, plus \$995 loan processing fee. Please note that the lender charges \$1,295 admin / 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: 02/25/2019

GENERAL INFORMATION

Credit Tier	"A"	"A-"	"B"	"B-"	"C"
Min FICO	≥ 700	≥ 650	≥ 600	≥ 550	≥ 500
≤ 50% LTV	4.875%	5.250%	5.999%	6.625%	7.750%
≤ 60% LTV	4.999%	5.375%	6.250%	7.250%	7.875%
≤ 65% LTV	5.125%	5.500%	6.375%	7.375%	8.250%
≤ 70% LTV	5.375%	5.625%	6.625%	7.625%	
≤ 75% LTV	5.625%	5.875%	6.875%	7.999%	
≤ 80% LTV	5.999%	6.250%	6.999%		
≤ 85% LTV	6.750%	6.999%			
≤ 90% LTV	7.500%				
Margin	2.950%	3.500%	3.950%	4.500%	4.950%
Max Mtg Late (12-mth)	0 x 30	1 x 30	0 x 60	0 x 90	*
* Loans with under a 500 FICO or Special Circumstance are considered Case-by-					
Max LTVs	"A"	"A-"	"B"	"B-"	"C"
Purchase	90%	85%	80%	75%	65%
Rate/Term Refi	85%	85%	75%	70%	65%
Cash Out Refi	80%	80%	75%	70%	65%
CLTV**	90%	85%	80%	75%	65%
** CLTV +5% for LTV -5%, Can not exceed 90% MAX CLTV, Max Adjustment is 5% CLTV Increase					
Seasoning	"A"	"A-"	"B"	"B-"	"C"
Bankruptcy	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled
Foreclosure	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled
Short Sales	≥ 2 Years	≥ 1 Year	Settled	Settled	Settled
Deed-in-Lieu	≥ 2 Years	≥ 1 Year	Settled	Settled	Settled
Rural Adjustment	0.250%	0.250%	0.375%	0.500%	0.500%
Rural Max Loan Amt	\$1.5M	\$1.5M	\$750k	\$750k	\$500k

One-Month Bank Statement & VOE Programs Pricing

Minimum 650 FICO / Rate adjustment - "A" or "A-" respective Tier:
0.250 @ ≥750 FICO
0.375 @ ≥725 FICO
0.500 @ ≥700 FICO
0.625 @ ≥650 FICO
0.500 for First Time Home Buyers
0.750 for Loan Amounts ≥\$150,000 to <\$250,000

ONE-MONTH BANK STATEMENT PROGRAM

Self Employed Borrowers Only
Latest Mth Pers Bank Stmt / No NSF's / Positive ending balance

VERIFICATION OF EMPLOYMENT ("VOE") PROGRAM

Borrower qualifies on VOE documentation exclusively
Two year history with submitting employer & prefunding VVOE

ADJUSTMENTS

Description	Rate	Note
Lender Paid Comp	2 : 1	Add to Rate in 0.125% Increments, Max 3.000% LPC, Available on A / A- / B
1-Month Bk Stat	***	See Program Guide Below
VOE Program	***	Verification of Employment ("VOE"), See Program Guide Below
Alt Doc - Bk Stmts	0.125%	PERSONAL Account, OO (Credit Grades A / A- / B) or NOO (All Grades)
Alt Doc - Bk Stmts	0.250%	BUSINESS Account, OO (Credit Grades A / A- / B) or NOO (All Grades)
ATR-in-Full	0.500%	Credit Grades A / A- / B (or Asset Depletion as primary source)
7/1 Hybrid ARM	0.125%	Pricing in Grid is for a 5/1 Hybrid ARM
30-Year Fixed	0.250%	Pricing in Grid is for a 5/1 Hybrid ARM
Interest Only	0.250%	Self Employed Borrowers with Loan ≥\$250K - Credit Grades A / A- / B
Second Home	0.250%	LTV/CLTV Limited to Gray Shaded Area to left
ITIN	0.500%	LTV/CLTV Limited to 75% Purch. / 70% Refi, \$1M max loan Amt. Full Doc Only
Non Owner (NOO)	0.250%	LTV/CLTV Limited to Gray Shaded Area to left (Max 70% for Refinance)
< \$ 100,000	0.500%	
< \$ 150,000	0.250%	
≥ \$ 750,000	-	LTV/CLTV @ -5% Purch & R/T, -10% C/O, No "C" Grade
≥ \$ 1,000,000	0.250%	OO Only, LTV/CLTV @ -10% Purch & R/T, -15% C/O, No C Grade
≥ \$ 1,500,000	0.500%	OO Only, LTV/CLTV @ -10% Purch & R/T, -15% C/O, A, A-, & B Only Max Cash-in-Hand >65% LTV is \$300,000 for Loan Amounts >\$1M
≥ \$ 2,000,000	0.625%	OO Only, LTV/CLTV @ -10% Purch & R/T (Max 75%), -15% C/O, A, A-, & B Only Max Cash-in-Hand >60% LTV is \$500,000 for Loan Amounts >\$2M
≥ \$ 3,000,000	0.625%	OO Only, LTV/CLTV max 65%/60% for Purch/Refi, A & A- Only Max Cash-in-Hand >50% LTV is \$1.0M for Loan Amounts ≥\$3M
Condo South FL	0.250%	Max LTV/CLTV 75% Condos in Broward or Dade County FL
Non Warr Condo	0.375%	Purchase: 75% Max LTV & Refinances: 70% Max LTV
2-4 Unit Property	0.250%	Max LTV 80% OO, 75% NOO
Rural Property	***	See Program Limits in Rate Grid - Max LTVs, 70% Purchase & 65% Refis
Prop Listed for Sale	0.750%	or 1.000 in Fee or 2-Yr 2/1 Hard PPP (can not be on OO)(No LPC Available) 70% Maximum LTV/CLTV, Available with any NP Income Program

ADDITIONAL GUIDELINES TO:

ONE-MONTH BANK STATEMENT PROGRAM VERIFICATION OF EMPLOYMENT ("VOE") PROGRAM

LTV: 75% Purchase / 70% Refinance
Credit Depth:
Min one account ≥3-years & two accounts ≥2-years each
Five year seasoning from FC, SS, DIL, BK
Twenty four (24) month recent mortgage history required
No mortgage delinquency last five (5) years
No charge offs, collections, or tax liens last three (3) years
Loan amounts: \$150,000 to \$5,000,000
Owner Occupied Transactions
SFR / Condo / Townhouse - Property Condition Good / No Rural
First Time Home Buyers ("FTHB"):
70% Max LTV/CLTV or 65% for Loans ≥\$1,000,000
Max \$2.0M, Min 24-Month Rental History

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
Income Documentation
Full Doc = W2 + Pay Stubs / Wage Earner / Asset Depletion or 1040's + P&L / Self-Employed or Commission
Alt Doc = Personal or Business Bank Stmts / SE Only
12 Mth Bank Stmts @ ≤75% Purch or ≤70% Refi
24 Mth Bank Stmts @ >75% Purch or >70% Refi
ATR in Full = Only Assets to Qualify max LTV 75%
Maximum Debt-to-Income Ratio
50% 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
Interest Only (IO)
IO Loans must qualify at max rate at first fully Amortized pymt
IO Loans are 5-Year IO Payment & 25-Years Fully Amortized
Index & Adjustment Caps
Floored at Start Rate / 1-Year CMT
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Occupancy
Owner / Non Owner / Second Home
Loan Amounts
\$75,000 Minimum to \$5,000,000 Maximum (Round-down to \$50)
Loan Amounts >\$1.0M Require Senior Management Approval
Loan Amounts Greater than \$1.5M require Two (2) Appraisals
Property Types
SFR / Condos / Townhouse / 2-4 Units
Non-Warrantable Condos - Reference Lender Guidelines
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
Texas - OO: Purch & R/T & NOO or 2nd Home: Purch & Refi
Refinance of Property Listed for Sale
Measured as under 90-days on day of Submission to lender
Prepayment can not be on Owner Occupied Property

Administration / Underwriting / Commitment Fee - \$1,295

***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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