

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 \$1,295 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.

Date:
02/25/2019

ODF PROGRAM

| 5/1 Hybrid ARM | | Max Loan by LTV | |
|----------------|--------|-----------------|--------|
| LTV | Rate | Purch | Refi |
| 60% | 6.125% | \$5.0M | \$5.0M |
| 65% | 6.375% | \$3.0M | \$3.0M |
| 70% | 6.625% | \$2.5M | \$2.0M |
| 75% | 6.999% | \$2.0M | \$1.5M |

FOREIGN NATIONAL PROGRAM

| 5/1 Hybrid ARM | | Max Loan by LTV | |
|----------------|--------|-----------------|--------|
| LTV | Rate | Purch | Refi |
| 60% | 5.875% | \$5.0M | \$5.0M |
| 65% | 6.125% | \$3.0M | \$3.0M |
| 70% | 6.375% | \$2.0M | \$1.5M |

ADJUSTMENTS

| Description | Rate | Fee* | Note |
|---|--------|---------|---|
| Lender Fee | -- | \$1,295 | Administration / Underwriting / Commitment Fee to lender |
| Lender Paid Comp | 2 : 1 | Ratio | Add to Rate in 0.125% Increments, Max 3.000% LPC, Min 600 FICO or FN |
| 2-Year Prepay | -- | -- | 2% / 1% Sequential Stepdown Prepayment Penalty |
| 1-Year Prepay | 0.250% | -- | 2% Prepayment Penalty |
| Buy Out Prepay | 0.500% | -- | No LPC, Not applicable if Consumer Transaction on Primary Residence |
| 7/1 Hybrid ARM | 0.125% | -- | Rates in above grid are quoted as a 5/1 Hybrid ARM |
| Interest Only | 0.125% | -- | Loan Amount ≥\$250,000 |
| Business / Trust | 0.125% | -- | Loan to Business Entity or Trust, Personal Guarantee, Additional Guides |
| DSCR, ≥ 1.0 | -- | -- | Debt Service Coverage Ratio (Gross Rents / Actual PITIA) |
| DSCR, ≥ 0.75-1.0 | 0.250% | -- | Debt Service Coverage Ratio (Gross Rents / Actual PITIA) |
| SE Business Loan | 0.125% | -- | Net Funds Must Be Delivered To the Self Employed Business Entity |
| NOO Business | 0.125% | -- | Purchase Transaction Only, 75% Max LTV/ CLTV |
| Fix & Keep | 0.250% | -- | Borrower Must Provide Funds for All Repairs, Requires 2-Year (2/1) PPP |
| ≥\$2,000,000 | 0.250% | -- | |
| ≥\$3,000,000 | 0.625% | -- | Min 650 FICO or FN, No Rural |
| Condo South FL | -- | -- | Max LTV/CLTV 70% Condos in Broward/Dade counties FL |
| Condotel/NonWr | 0.375% | -- | Condotel or Non-Warrantable Condo |
| 2-4 Unit Property | 0.125% | -- | |
| Listed for Sale | -- | 1.000 | Can Buy Out Fee for 2-Year Hard PPP (2/1 Declining) when allowable |
| Rural Property | Quote | Quote | Case-By-Case Basis & Subject to Individual Pricing |
| --Program Adjustments may carry over from Non-Prime where additional line level adjustments are warranted-- | | | |

| Adjustment by US Credit Score | | Max LTV | | A positive mortgage rating is required on this Program. Delinquency is considered on a case-by-case and additional pricing adjustments may be warranted. |
|-------------------------------|--------|---------|------|--|
| Mid Score | Rate | Purch | Refi | |
| ≥700 | -- | 75% | 70% | |
| 650-699 | 0.250% | 75% | 70% | |
| 600-649 | 0.500% | 75% | 70% | |
| 550-599 | 0.750% | 70% | 65% | |
| 500-549 | 1.000% | 65% | 65% | |
| <500 | Quote | 65% | 60% | |

| FN Loan Amount | Rate Adds | Lender Points & Fees and Broker Points & Fees may not exceed 6.0% |
|----------------|-----------|--|
| <\$ 150,000 | 0.375% | |
| ≥\$1,000,000 | 0.250% | |
| ≥\$1,500,000 | 0.375% | |
| ≥\$2,000,000 | 0.500% | NO FEDERAL OR STATE HIGH COST LOANS |
| ≥\$3,000,000 | 0.625% | |

GENERAL INFORMATION

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| 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 |
| Property Types SFR / Condos / Non-Warrantable Condos / Townhouse / 2-4 Units Condotels - Must be in Resort Area as defined by Lender Senior Mgmt |
| Occupancy Owner - User / Second Home / Non Owner Documented ATR may be applicable under certain scenarios |
| Loan Terms 30 Year Amortization & Term - 5/1 or 7/1 Hybrid ARM All Non-Owner or 2nd Homes have a 2-Year Hard PPP (2/1 Declining) |
| 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 \$100,000 - \$5M (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 Loan Amounts ≥\$1,000,000 require an Appraisal & BPO Loan Amounts ≥\$1,500,000 require two Appraisals Appraisal &/or BPO from Lender AMC or are considered case-by-case |
| Loan Documentation Stated Income / Verified Assets (If Applicable)** ** Foreign National - Funds to Close Must Be Verified in U.S. Dollars with Valid Banking Relationship in Country of Origin Foreign National cash out ≥ 65% Case-by-Case basis Loan may be made to a Business Entity or Trust. Personal Guarantee is required and additional guidelines apply. DSCR is calculated by dividing (x) reconciled property rents from (y) actual PITIA payments. Minimum DSCR is 0.75. Impounds for Taxes / Insurance Required |
| Refinance of Property Listed for Sale Measured as under 90-days on day of Submission to lender Max 65% LTV/CLTV, No LPC |

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

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