

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.

Dated: 04/17/2018

GENERAL INFORMATION

Credit Tier	"A"	"A-"	"B"	"B-"	"C"
Min FICO	≥ 700	≥ 650	≥ 600	≥ 550	≥ 500
≤ 50% LTV	4.750%	4.999%	5.999%	6.625%	7.750%
≤ 60% LTV	4.875%	5.125%	6.250%	7.250%	7.875%
≤ 65% LTV	4.999%	5.250%	6.375%	7.375%	8.250%
≤ 70% LTV	5.250%	5.500%	6.625%	7.625%	
≤ 75% LTV	5.625%	5.875%	7.125%	7.999%	
≤ 80% LTV	5.875%	6.250%	7.375%		
≤ 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 PROGRAM

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
 LTV: 75% Purchase / 70% Refinance
 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
 Available to "A" & "A-" Tiers
 LTV: 75% Purchase / 70% Refinance
 Two year history with submitting employer & prefunding VVOE

ADJUSTMENTS

Description	Rate	Note
Lender Paid	0.500%	1.250% Lender Paid Compensation - Available on Credit Grades A / A- / B
Lender Paid	1.000%	2.000% Lender Paid Compensation - Available on Credit Grades A / A- / B
1-Month Bk Stat	***	See Program Guide Below
VOE Program	0.250%	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
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
Condo South FL	0.250%	Max LTV/CLTV 75% Condos in Broward or Dade County FL
2-4 Unit Property	0.250%	Max LTV 80% OO, 75% NOO
Condotel	0.250%	Purchase: 75% Max LTV & Refinances: 70% Max LTV
Non-Warr Condo	0.375%	Purchase: 75% Max LTV & Refinances: 70% Max LTV
Rural Property	***	See Program Limits in Rate Grid - Max LTVs, 70% Purchase & 65% Refis

ADDITIONAL GUIDELINES TO:

**ONE-MONTH BANK STATEMENT PROGRAM
 VERIFICATION OF EMPLOYMENT ("VOE") PROGRAM**
 Credit Depth:
 Min one account ≥5-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: \$250,000 to \$5,000,000
 Owner Occupied Transactions
 SFR / Condo / Townhouse - Property Condition Good / No Rural
 FTHB: 65% Max LTV/CLTV
 Max \$1M, Max 50% Gift Funds, Min 12-Month Rental History
 0.500 Additional Rate Adjustment for FTHB

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 Condotels - Must be in Resort Area as defined by CSC Senior Mgmt Non-Warrantable Condos - Reference CSC 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

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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