

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: 03/26/2018

**PROGRAM PRICING**

LTV / FICO	≥725+	≥700	≥675	≥650
65%	4.625%	4.750%	4.875%	5.375%
70%	4.750%	4.875%	4.999%	5.500%
75%	4.999%	5.125%	5.250%	5.750%
80%	5.250%	5.375%	5.500%	5.999%
85%	6.250%	6.375%	6.500%	6.750%
90%	6.999%	7.125%		
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%)				
<b>Administration / Underwriting / Commitment Fee - \$995</b>				

**ADJUSTMENTS**

Description	Rate	Note
Lender Paid	0.500%	1.250% Lender Paid Compensation
Lender Paid	1.000%	2.000% Lender Paid Compensation
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**

<b>Income Documentation</b>
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
<b>Maximum Debt-to-Income Ratio</b>
43% Back End
<b>Loan Terms</b>
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
<b>Index &amp; Adjustment Caps</b>
Margin: 2.950% Index: 1-Year CMT Floor: Start Rate
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
<b>Occupancy</b>
Owner Occupied Only
<b>Loan Amounts</b>
\$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
<b>Property Types</b>
SFR / Condos / Townhouse
<b>States</b>
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**

<b>Foreclosure, Bankruptcy, Short Sale, Deed-in-Lieu Seasoning</b>
24 months or 48 months if multiple events
<b>Cash-Out</b>
Maximum cash-out \$500,000 or \$300,000 when loan >\$1,000,000
<b>Credit</b>
Last 12 months mortgage history: 1x30 (no rolling)
Use middle credit score of primary wage earner
<b>Assets</b>
Sourced & seasoned 60 days, Gift funds allowed
<b>Reserves</b>
LTV ≤ 80% – 6 months
LTV > 80% – 12 months
<b>First Time Home Buyers</b>
Max 85% LTV / CLTV
<b>Secondary Financing</b>
Max LTV -10%, CLTV max 90%
<b>*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 &amp; State High Cost thresholds.</b>
<b>Broker Compensation including Processing Fees can be individually (i) Borrower Paid OR (ii) Lender Paid.</b>
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