

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"
<b>Min FICO</b>	≥ 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%				
<b>Margin</b>	2.950%	3.500%	3.950%	4.500%	4.950%
<b>Max Mtg Late (12-mth)</b>	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-					
<b>Max LTVs</b>	"A"	"A-"	"B"	"B-"	"C"
<b>Purchase</b>	90%	85%	80%	75%	65%
<b>Rate/Term Refi</b>	85%	85%	75%	70%	65%
<b>Cash Out Refi</b>	80%	80%	75%	70%	65%
<b>CLTV**</b>	90%	85%	80%	75%	65%
** CLTV +5% for LTV -5%, Can not exceed 90% MAX CLTV, Max Adjustment is 5% CLTV Increase					
<b>Seasoning</b>	"A"	"A-"	"B"	"B-"	"C"
<b>Bankruptcy</b>	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled
<b>Foreclosure</b>	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled
<b>Short Sales</b>	≥ 2 Years	≥ 1 Year	Settled	Settled	Settled
<b>Deed-in-Lieu</b>	≥ 2 Years	≥ 1 Year	Settled	Settled	Settled
<b>Rural Adjustment</b>	0.250%	0.250%	0.375%	0.500%	0.500%
<b>Rural Max Loan Amt</b>	\$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	
<b>Income Documentation</b>	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%
<b>Maximum Debt-to-Income Ratio</b>	50% 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
<b>Interest Only (IO)</b>	IO Loans must qualify at max rate at first fully Amortized pymt IO Loans are 5-Year IO Payment & 25-Years Fully Amortized
<b>Index &amp; Adjustment Caps</b>	Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
<b>Occupancy</b>	Owner / Non Owner / Second Home
<b>Loan Amounts</b>	\$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
<b>Property Types</b>	SFR / Condos / Townhouse / 2-4 Units Condotel - Must be in Resort Area as defined by CSC Senior Mgmt Non-Warrantable Condos - Reference CSC Guidelines
<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, 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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