

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>
For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice.