

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:
05/02/2018

ODF PROGRAM

5/1 Hybrid ARM	
LTV	Rate
60%	6.625%
65%	6.875%
70%	7.125%
75%	7.500%

FOREIGN NATIONAL PROGRAM

5/1 Hybrid ARM		Max Loan by LTV	
LTV	Rate	Purch	Refi
60%	5.625%	\$5.0M	\$5.0M
65%	5.875%	\$3.0M	\$3.0M
70%	6.125%	\$2.0M	\$1.5M

FN Loan Amount	Rate Adds
<\$ 150,000	0 375%
≥\$1,000,000	0 250%
≥\$1,500,000	0 375%
≥\$2,000,000	0.500%
≥\$3,000,000	0 625%

GENERAL INFORMATION

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 / Townhouse / 2-4 Units

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

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 CSC AMC or are considered case-by-case

Loan Documentation

Stated Income / Verified Assets (If Applicable)**

** NOO Business Purpose (70% Max LTV / CLTV)

** 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

Impounds for Taxes / Insurance Required

ADJUSTMENTS

Description	Rate	Fee*	Note
Lender Paid Comp	0.500%	--	1.250% Lender Paid Compensation (Must have ≥600 FICO or FN)
Lender Paid Comp	1.000%	--	2.000% Lender Paid Compensation (Must have ≥600 FICO or FN)
7/1 Hybrid ARM	0.125%	--	Rates in above grid are quoted as a 5/1 Hybrid ARM
DSCR	--	--	Debt Service Coverage Ratio
Business Loan	0.125%	--	Net Funds Must Be Delivered To the Business Entity or Acquisition
NOO Business	0.125%	--	Must document loan is to acquire, improve, or maintain subject
Fix & Flip	0.250%	--	Borrower Must Provide Funds for All Repairs
≥\$2,000,000	0.250%	--	Max LTV: 65% Purch & 60% Refinance
≥\$3,000,000	0.625%	--	Max LTV: 65% Purch & 60% Refinance, Min 650 FICO or FN, No Rural
Condo South FL	--	--	Max LTV/CLTV 70% Condos in Broward/Dade counties FL
Interest Only	0.125%	--	Loan Amount ≥\$250,000
2-4 Unit Property	0.125%	--	
Mixed Use (Res)	Quote	--	Residential Property with Commercial Influence
Refinance of Property Listed for Sale within last (No Lender Paid Comp Available):			
0 - 3 Months	--	1.000	Can Buy Out Fee for 2-Year Hard PPP (2/1 Declining) when allowable
4 - 6 Months	--	0.500	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	
Mid Score	Rate	Purch	Refi
≥600	--	75%	70%
550-599	0.250%	70%	65%
500-549	0.500%	65%	65%
<500	Quote	65%	60%

Administration / Underwriting / Commitment Fee	\$1,295
Points & Fees and Broker Points & Fees may not exceed 6.0%	
*Points plus Fee Adjustment(s) Capped at 2.0% Max (Except Rural Adjustment)	
NO FEDERAL OR STATE HIGH COST LOANS	

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