

The below rates are wholesale, and are subject to a brokerage fee of 2.000% of the loan amount, plus \$995.00 loan processing fee. Please note residential and commercial lender fees indicated below. Rates and terms are subject to change without notice. For real estate professionals only. Not for the general public. Not a commitment to lend.

December 15, 2016

Credit Grade "A+"	Up to LTV	Rates / Points
750+ Fico	45%	6.990 / Par
Mtg 0x30 (12 months)	55%	7.125 / Par
No BK 2 Years	60%	7.250 / Par
No Short Sale 3 years	65%	7.375 / Par
No FC Last 3 years	70%	7.490 / Par
Purchase 75%	75%	7.990 / par
Refi 70%		
Credit Grade "A"	Up to LTV	Rates / Points
700+ Fico	45%	7.250 / Par
Mtg 0x30 (12 months)	55%	7.375 / Par
No BK 2 Years	60%	7.500 / Par
No Short Sale 3 years	65%	7.625 / Par
No FC Last 3 years	70%	7.750 / Par
Purchase 75%	75%	8.500 / par
Refi 70%		
Credit Grade "A-"	Up to LTV	Rates / Points
650+ Fico	45%	7.750 / Par
Mtg 0x30 (12 months)	55%	7.875 / Par
No BK w/in 2 years	60%	7.990 / Par
No Short Sale 3 years	65%	8.125 / Par
No FC Last 3 years	70%	8.250 / Par
Purchase 75%	75%	8.990 / Par
Refi 70%		
Credit Grade "B"	Up to LTV	Rates / Points
600+ Fico	45%	8.375 / Par
Mtg 1x30 (12 months)	55%	8.625 / Par
No BK w/in 2 years	60%	8.875 / Par
No Short Sale 3 years	65%	9.125 / Par
No FC Last 3 years	70%	9.625 / Par
Purchase 70% - Refi 65%		

- **Gift Funds & Non Seasoned Assets**
 - Up to 70% LTV
- **NO 1040's!**
- **NO Schedule E's!**
- **NO 4506 Forms!**
- **NO Impounds Required!**
- **NO Income Stated**
- **NO Income Verified**
- **Appraisals Start @ \$395!!! (average SFR in MMA)**

See Our Hard Money Product For The Following!!

<500 Ficos	Loan Amounts < \$100,000
No prepay product	Loan Amounts >\$2,000,000
BK < than 1 year	Properties not in Metropolitan areas
Foreclosure < than 1 year	
Properties w/ deferred maintenance	



Area of Lending:
AZ, CA, CO, FL, GA, ID, KS, MT, NC, NE, NJ, NM, NY, OK, OR, SC, TX, UT, VA, WA, WY (licensed broker required for AZ, KS, MT, NE, OR & UT)

Occupancy:

- N/O/O and Investment purposes only.
- FTHB, Renters or borrowers that are "buying up" in value, size or property are not allowed on this product.

Property Types Residential:

- SFR, Condo, Townhouse, 2 – 4 Units
- Available in all states listed above
- ≤ 70% LTV must be located in metropolitan areas
- > 70% LTV must be located in major metropolitan areas

Property Condition:

- Property must show "Pride of Ownership"
- See Hard Money product for properties with deferred maintenance

Loan Terms:

- 3, 5 and 7 year interim fixed variable rate 30 year fully amortized product
Index - 6 month Libor – Margin 7.95 – Caps 2/1/6 - Floor = Start Rate

Prepayment Protection:

- Term of prepay protection – 3 Years.
- Type of Prepay.
 - Level 1 – 5% of loan amount standard prepay.
 - Level 2 – 6 months interest on 80% of the balance.

Rate Lock:

- Rate floats until DOCS are ordered

Loan Amounts:

- \$100k - \$2 Million (A+, A and A- Grades)
- \$100k - \$1 Million (B Grade)
- For larger loan amounts see our Hard Money product

DSCR:

- No DSCR calculated!!!

Proof of Property Income is as follows:

- Residential – Copy of Leases

Maximum Broker Points: 5%

Leases: All leases must be non-arm's length and at market rent

Lending to: Individuals | Corporations | LLC | LLP | Family Trusts

Ancillary fees paid through closing:

- **Residential**
 - \$1,495 Underwriting fee
 - \$555 Doc fee if owned in an entity

Sub Prime Product Add-Ons / Reductions:

Description	Rate	Cost	Notes
Purchase	--	--	--
Refinance	+25bps	--	--
3 year fixed	--	--	--
5 year fixed	+25bps	--	--
7 year fixed	+50bps	--	--
1 yr. reduction to PP	+50bps	--	Minimum Prepay is 1 year
Level 1 Prepay	--	--	--
Level 2 Prepay	+50bps	--	--
I/O for term of fixed period	+25bps	--	Max LTV 70%
Rate buy down	-50bps	+100bps	Minimum Rate = 6.99
Rebate 1 point	+50bps	--	Max rebate 2 pts must be accompanied by 3 yr pp A+, A and A- credit only
Residential ≥ \$1 Million	--	--	65% Max LTV
No Impounds	+50bps	--	Max LTV 70%
Non Seasoned Down Payment	--	--	Max LTV 70%
Foreign Natnl w/ US. credit	+25bps	+50bps	*70% Purchase – 65% Refinance
>70% LTV	--	--	All down & closing costs must be sourced & seasoned for 60 days
FL, GA, NC, NJ, NY, SC, VA	--	--	A+, A, A- grades only (Max ltv 65% cash out)
Florida	--	--	All loans must be made to an LLC or Corporation.
NJ	--	+200bps	No Pre Payment penalty allowed

