

LENDER PAID COMPENSATION	
Rate Add	YSP
.50%	1.00%
.75%	1.50%
1.00	2.00%

Rates Quoted – 5/1 ARM Purchase and Rate/Term

FICO x LTV	≤ 60%	65%	70%	75%	80%	85%	90%	95%
740	4.250	4.375	4.625	4.750	4.999	5.125	5.625	6.875
720	4.375	4.625	4.750	4.875	5.125	5.375	6.125	6.999
700	4.625	4.750	4.875	4.999	5.250	5.750	6.875	
680	4.875	4.999	5.125	5.250	5.500	5.999	7.625	
660	4.999	5.250	5.375	5.625	5.875	6.750	8.250	

RATE ADJUSTMENTS - CUMULATIVE

• Second Home	+ .375%	• Cash-Out	+ .250%	• Loan Amounts > \$1.5MM	+ .125%
• 30 Year Interest Only	+ .250%	• 1 YR. Tax Return	+ .250%	• Asset Qualifier <70% LTV	+ .250%
• 40 Year Interest Only	+ .500%	• 2-Units	+ .250%	• Asset Qualifier ≥70% LTV	+ .500%
• Bank Statements > 80% LTV	+ .375%	• Bk Stmt ≤80% LTV & <700 FICO	+ .250%	• Bk Stmt ≤80% LTV & ≥700 FICO	+ .000%

CASH-OUT

FICO	MAX LTV	CASH IN HAND	LTV REDUCTIONS	CASH IN HAND	PRICE	RATE REDUCTION
720	80%	≤ \$300K	5%	>\$300K - ≤ \$400K	.75%	.250%
700	75%		10%	>\$400K - ≤ \$500K	1.50%	.500%
680	70%					Buydown floor 4.00%

RATE 3:1 BUYDOWN
ASSET QUALIFIER PROGRAM

Purchase & R&T MIN FICO 700 | 75% LTV | Cash-Out FICO 720 | 70% LTV | FICO 700 | 60% LTV | Min Loan \$150k | O/O Only | BK/Housing Event | 5 Yrs.

ASSET QUALIFICATIONS

- **Greater of** - total loan amount + cash required to close + total monthly debts x 60 mo. + 6 months reserves **OR** \$500k in post-closing assets

GENERAL REQUIREMENTS

Product Type	<ul style="list-style-type: none"> • 5/1- YR ARM - 30-YR Amortization • 5/1- YR ARM – 30 /40 YR I/O; 10-YR Interest Only period 	<ul style="list-style-type: none"> • 30-YR Fixed • 30-YR or 40-YR Fixed – Interest Only; 10-YR Interest Only period
ARMS	<ul style="list-style-type: none"> • Index: 1-YR Libor • Margin: 4.00% 	<ul style="list-style-type: none"> • Caps: 2-2-5 • Floor: 4.00%
Interest Only 5/1 ARM or 30 YR / 40 YR Fixed	<ul style="list-style-type: none"> • Loan Amount (min): \$150,000 • 30 YR term qualified at 20 YR AM full PITIA Payment • Interest-Only Payment Calculation: <i>Loan Amount x Interest Rate divided by 12 months</i> 	<ul style="list-style-type: none"> • Max LTV 80% • I/O Period: 10 Years • 40 YR term qualified at 30 YR AM full PITIA Payment
Loan Amounts	<ul style="list-style-type: none"> • Minimum \$150,000 • \$2.5MM 90% Max LTV 	<ul style="list-style-type: none"> • Maximum \$3,000,000 • \$3.0MM 85% Max LTV • Loan Amounts >\$2.0MM 700 Credit Score required
Prepayment Penalty	• None	
Property Type	<ul style="list-style-type: none"> • Single Family, PUD's, 2 Units, Townhouses and Condos 	<ul style="list-style-type: none"> • Owner-Occupied, Second Homes
Cash-Out	<ul style="list-style-type: none"> • Primary Residence - Max cash-out \$500k 	<ul style="list-style-type: none"> • Second Homes – Max cash-out \$300k
Appraisals	<ul style="list-style-type: none"> • Loan amounts ≥\$1.5MM or Loan amounts ≥\$1.0MM with LTV >80%: a borrower paid second appraisal must be obtained 	

UNDERWRITING REQUIREMENTS

Credit Score	<ul style="list-style-type: none"> • Use primary wage earners middle FICO score 	<ul style="list-style-type: none"> • Bank Statements – Use the lower of 2
Housing History	<ul style="list-style-type: none"> • Residential pay history 1 x 30 x 12 or 2 x 30 x 24 	<ul style="list-style-type: none"> • Rent free not allowed
Credit History	<ul style="list-style-type: none"> • No 60 day late payments in past 12 months 	<ul style="list-style-type: none"> • No collections/charge offs/Judgments in past 24 months
Trade lines	<ul style="list-style-type: none"> • 3 trade lines reporting for ≥ 12 month; or 2 trade lines reporting for ≥ 24 months with activity in the past 12 months 	
DTI Requirements	<ul style="list-style-type: none"> • Max 40%/50% 	
Residual Income	<ul style="list-style-type: none"> • Minimum required \$3,000 	
Payment Shock	<ul style="list-style-type: none"> • Maximum 350% 	<ul style="list-style-type: none"> • FTHB 250%
Seasoning Requirements	<ul style="list-style-type: none"> • Foreclosure, Deed-in-Lieu or Short Sale – 48 months from deed date • Bankruptcy Chapter 7 & 11 – 48 months from discharge date • Bankruptcy Chapter 13 – 48 months from filing date and 24 months from discharge date if paid as agreed 	
Reserves/Cash to Close	<ul style="list-style-type: none"> • 6 months • At least 50% of the funds for closing to come from personal accounts OR if using business funds, no more than 50% of the ending balance is being used for closing. • Cash Out may be used to satisfy reserve requirements 	<ul style="list-style-type: none"> • FTHB 12 months

LTV >90% REQUIREMENTS

- Min credit score 720
- Primary Residence Only
- Purchase Only
- 12 Months Reserves
- 1 Unit Only
- Max 35%/40% DTI
- Max loan amount \$1.5MM
- Residential pay history 0x30x12
- Full Doc Only

DOCUMENTATION

Assets	<ul style="list-style-type: none"> • Must be sourced or seasoned for 30 days 	
Income	<ul style="list-style-type: none"> • Full Doc: Wage Earner: W-2, Paystubs, 2 years tax returns • Business Bank Statements: 24 months • Personal Bank Statements: 12 months 	<ul style="list-style-type: none"> • Self-Employed: 2 years personal & business tax returns • Business Bank Statements: 12 months; 660 min FICO, 90% max LTV • 1 YR Tax Return: Self-employed 2 yrs. • Asset depletion available