

Standard Fixed Rate Fully Amortizing Product

- Standalone Transactions (No Piggybacks)

Only 4 Items Needed for Initial Underwriting

- Fixed rate fully amortizing 20 year term

1. Income Docs

2. Homeowner's Insurance

3. First Mortgage Statement

4. Photo Id

- Up to 2% in lender paid or borrower paid compensation

Wholesale Second Lien Rate Sheet June 29, 2020

Spring EQ Licensed In All States EXCEPT: AK, HI, ID, MA, MO, ND, NY, SD, UT, WV, WY

5-10 Year Fixed Rate (Stand alone Only)							
FICO/CLTV	< 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90
760+	4.999	4.999	5.099	5.099	5.099	5.099	5.099
740-759	5.399	5.399	5.399	5.399	5.399	5.399	5.499
720-739	5.699	5.699	5.699	5.699	5.699	5.699	-
700-719	5.899	5.899	5.899	5.899	5.899	5.899	-
680-699	6.899	6.899	6.899	6.899	6.899	6.899	-

15-20 Year Fixed Rate (Stand alone Only)							
FICO/CLTV	< 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90
760+	4.999	4.999	5.099	5.099	5.099	5.099	5.199
740-759	5.499	5.499	5.499	5.499	5.499	5.599	5.699
720-739	5.799	5.799	5.799	5.799	5.799	5.899	-
700-719	5.999	5.999	5.999	5.999	5.999	6.099	-
680-699	6.999	6.999	6.999	6.999	6.999	7.099	-

Rate Adjustments and Fees

Occupancy	
Second Home	0.70

Property State	
NJ	0.20
TX	0.50

Property Type	
Condo	0.50

Income	
Self-Employed	Not Eligible

45 and 60 Day Locks	
See pricing engine for rates	

Loan Amount Adjustment	
25,000 - 29,999	0.25
30,000 - 59,999	0.20
60,000 - 500,000	0.00

\$799 Admin Fee*	
*subject to state specific regulations	

Extension & Re-lock Costs	
First 7 Days	Free
7 Days	0.05
15 Days	0.10
21 Days	0.15
30 Days	0.20
Re-lock	.05 re-lock fee

Premium Pricing*		
Add to Rate	Premium	
0.800	2.000	
0.750	1.875	
0.700	1.750	
0.650	1.625	
0.600	1.500	
0.550	1.375	
0.500	1.250	
0.450	1.125	
0.400	1.000	
0.350	0.875	
0.300	0.750	
0.250	0.625	
0.200	0.500	
0.150	0.375	
0.100	0.250	
0.050	0.125	
0.000	0.000	

Contact Information

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*Max 2 points LPC, Premium Pricing
Not to Exceed LPC Agreement