

Effective Date: May 2, 2023
 theLender 2nds Rate Sheet

LOCK DESK

CONTACT:
E-mail: lockdesk@thelender.com
Direct: 833-381-8733
Lock Desk Closes at 3:00 PM PST

APPRAISAL ORDER PROCEDURES

AMC selection can be made at:
<https://www.thelender.com/appraisals/>

TABLE OF CONTENTS

the2nd Products	
2ndOO	Page 2
2ndNOO	Page 3
2nd Mortgage Matrix	Page 4

the 2nd Fees

2ndOO and 2ndNOO: \$999

*EXTENSION FEES

2ndOO and 2ndNOO	
5 day	-0.250
7 day	-0.325
10 day	-0.550
15 day	-0.650

*Extension Max: 15 days

Eligible States

AK*, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IN, KS*, KY, LA, MD, ME, MI*, MN*, MO, MS, MT, ND, NE, NH, NM*, NV, OH*, OK, OR, RI*, SC, SD, UT, VA, WA, WI, WV, WY

*See Matrix for restrictions and additional details regarding Prepayment Penalty



MEET
theLender NONI™
NON OWNER NO INCOME

Click HERE
for more information

LOSS PAYEE

Hometown Equity Mortgage, LLC dba theLender its successors and/or assigns
 25531 Commercentre Dr #250, Lake Forest, CA 92630

For use by mortgage professionals only. Mortgage Financing Provided by Hometown Equity Mortgage, LLC dba theLender NMLS #133519 . Rates, terms and programs subject to change without notice.



Lock Desk Hours: 8am – 3:00pm PST

Email: lockdesk@thelender.com

NMLS # 133519

the2nd OO

Note Rate	Fixed Rate
14.3750	109.250
14.2500	109.125
14.1250	109.000
14.0000	108.875
13.8750	108.750
13.7500	108.625
13.6250	108.500
13.5000	108.375
13.3750	108.250
13.2500	108.125
13.1250	108.000
13.0000	107.875
12.8750	107.750
12.7500	107.625
12.6250	107.500
12.5000	107.375
12.3750	107.250
12.2500	107.125
12.1250	107.000
12.0000	106.875
11.8750	106.750
11.7500	106.625
11.6250	106.500
11.5000	106.375
11.3750	106.250
11.2500	106.125
11.1250	106.000
11.0000	105.875
10.8750	105.750
10.7500	105.625
10.6250	105.500
10.5000	105.375
10.3750	105.250
10.2500	105.125
10.1250	105.000
10.0000	104.875
9.9900	104.750
9.8750	104.625
9.7500	104.500
9.6250	104.375
9.5000	104.250

MAX PRICE AND LOCK TERM

Max Price	100.000
15 Lock Period	0.000
30 Lock Period	-0.375

Extension Fees*

5 days	-0.250
7 days	-0.325
10 days	-0.550
15 days	-0.650

*Extension Max: 15 days

Program Notes

1. UW Fee \$999
2. Borrower Paid Comp Only with Max 1.5 pts allowed
3. Lock cutoff 3:00 PM PST
4. Loan must be U/W Approved status to lock

** .375 Price Incentive**

Loan Amounts >= 150,000

CLTV <= 75%

Must lock by 05/31/2023

Price Adjustments		CLTV						
		<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
Full Doc Full Doc W-2	≥ 800	0.000	0.000	-0.500	-0.750	-1.000	-1.250	-1.750
	780 - 799	-0.250	-0.250	-0.750	-1.000	-1.250	-1.500	-2.000
	760 - 779	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.250
	740 - 759	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.500
	720 - 739	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.250
	700 - 719	-1.750	-1.750	-2.250	-2.500	-2.750	-3.000	-4.500
	680 - 699	-3.000	-3.000	-3.500	-3.750	-4.000	-4.750	-6.250
	660 - 679	-4.000	-4.000	-4.500	-4.750	-5.000	-6.250	-7.750
	Bank Statement	-0.500	-0.500	-1.000	-1.250	-1.500	-1.750	-2.500
	780 - 799	-0.750	-0.750	-1.250	-1.500	-1.750	-2.000	-2.750
Bank Statements	760 - 779	-1.000	-1.000	-1.500	-1.750	-2.000	-2.250	-3.000
	740 - 759	-1.250	-1.250	-1.750	-2.000	-2.250	-2.500	-3.250
	720 - 739	-1.500	-1.500	-2.000	-2.250	-2.500	-2.750	-4.000
	700 - 719	-2.500	-2.500	-3.000	-3.250	-3.500	-3.750	-5.500
	680 - 699	-4.000	-4.000	-4.500	-4.750	-5.000	-5.750	#N/A
	660 - 679	-5.500	-5.500	-6.000	-6.250	-6.500	#N/A	#N/A
	No Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	12mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	24mo Bank Stmt	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Product	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Loan Amount	10yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	15yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	20yr Fixed	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	30yr Fixed	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	125k Min	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	125,001-150k	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125
	150,001-175k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	175,001-200k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	200,001-300k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	300,001-400k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DTI	400,001-450k	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	43.01-45	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
	45.01-50	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500
	Purpose	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Purchase	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Rate-Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Cash-Out	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Occupancy	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Owner Occupied	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Second Home	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Property Type	SFR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	D-PUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	PUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Townhouse	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Rowhouse	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Site Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	Condo-Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
	Modular	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000	-2.000
	2-4 Units	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	#N/A

Recently Listed Properties	<ul style="list-style-type: none"> Properties listed for sale in the last 12 months are not eligible
Seasoning	<ul style="list-style-type: none"> > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible
Terms Available	<ul style="list-style-type: none"> Full Am: 10 yr, 15 yr, 20 yr & 30 year
Title Report	<ul style="list-style-type: none"> Short ALTA - Lenders Policy
Tradeline Requirement	<ul style="list-style-type: none"> 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months.
Vesting	<ul style="list-style-type: none"> Vesting as an individual only, no entities
Documentation Options	
Full Doc – 2 years	<ul style="list-style-type: none"> Standard Fannie Mae Documentation
Full Doc – 1 year	<ul style="list-style-type: none"> NonQM <ul style="list-style-type: none"> NonQM: Alternative Loan Review Form (Exhibit F) or DU Approve/Ineligible finding. Wage Earner - 1 year most recent W-2 plus 30 days paystubs Self-Employed - 1 year most recent tax returns plus either: <ul style="list-style-type: none"> Borrower prepared YTD P&L 3 months bank statements verifying cash flow (No P&L)
Bank Statements	<ul style="list-style-type: none"> Personal & Business-Combined or Business (12mo or 24mo): <ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank Statement documentation Standard expense factors apply: 50% expense factor <ul style="list-style-type: none"> If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required Minimum expense factor with 3rd party prepared P&L or letter is 20% Personal & Business Separated (12mo or 24mo): <ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank statement documentation Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business-related deposits in personal account (no expense factor)

