



THREE-MONTH WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 03/01/2021

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 675
≤ 50% LTV	3.625%	3.875%	4.250%	4.500%
≤ 60% LTV	3.875%	4.250%	4.500%	4.750%
≤ 65% LTV	4.250%	4.500%	4.625%	4.875%
≤ 70% LTV	4.625%	4.875%	4.999%	5.250%
≤ 75% LTV	4.875%	4.999%	5.250%	
Margin	3.000%	3.250%	3.500%	3.750%
Max Mtg Late (24-mth)	0 x 30	0 x 30	0 x 30	0 x 30
Max LTVs	"AAA"	"AA"	"A"	"BBB"
Purchase	75%	75%	75%	70%
Rate/Term Refi	70%	70%	70%	70%
Cash Out Refi	70%	70%	70%	65%
CLTV	75%	75%	75%	70%
Seasoning	"AAA"	"AA"	"A"	"BBB"
Mortgage Late(s)	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years
Mortgage FB or Defer	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths	≥ 18 Mths
Bankruptcy	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Foreclosure	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Short Sale/Deed-in Lieu	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 5 Years
Adverse Accounts	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years
Buy-Down available at a 3:1 Ratio with Program Floor of 3.625%.				

ADJUSTMENTS

Description	Rate	Note
Cash-Out Refinance	0.250%	LTV ≤ 65%
	0.375%	LTV > 65%
Personal Bank Stmts	--	
Business Bank Stmts	0.250%	
7/1 Hybrid ARM	--	Pricing in Grid is for a 5/1 Hybrid ARM
30-Year Fixed	--	Pricing in Grid is for a 5/1 Hybrid ARM
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, All Grades, Avail on 5/1, 7/1, or 30-fix
No Mortgage History	0.250%	Maximum 60% LTV/CLTV, No Recent Mortgage Rating
First Time Home Buyer	0.500%	-5% LTV/CLTV, Minimum 24-Month Rental History
< \$ 250,000	0.500%	
≥ \$ 1,000,000	0.250%	
> \$ 1,500,000	0.375%	Max Cash-in-Hand >65% LTV is \$300,000 for Loan Amounts >\$1M
> \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -5% Purch & R/T, -10% C/O, All Grades
		Max Cash-in-Hand >60% LTV is \$500,000 for Loan Amounts >\$2M
Non Warr Condo	0.375%	-5% LTV/CLTV

Administration / Underwriting / Commitment Fee - \$1,295

*Broker Origination Points and Fees are limited to the lesser of (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds.

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS

THREE-MONTH BANK STATEMENT PROGRAM

Maximum Qualifying Income based on Average Deposits
Self Employed Borrowers Only / No NSF's / Positive Balances
U.S. Residents Only

Credit Depth:

Min three accounts ≥3 years & Mortgage ≥2 years
"Recent" Mortgage is within 120 days of Application
"Adverse Accounts" include charge offs, collections, tax liens, or judgments

Maximum Debt-to-Income Ratio

50% DTI for ≤65% LTV or 43% DTI for >65% LTV

Reserves

Purch/R&T: 6 Months or CO Refi: 12 Months
Cash-in-Hand can contribute to Reserves

Loan Terms

30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed
All Loans require impounding for Taxes & Insurance

Interest Only (IO)

IO Loans must qualify at max rate at first fully Amortized pymt
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)

Index & Adjustment Caps

Floored at Start Rate / 1-Year CMT
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap

Occupancy

Primary Residence Only

Loan Amounts

\$150,000 Minimum to \$3,000,000 Maximum (Round-down to \$50)
Loan Amounts >\$1.0M Require Senior Management Approval
Loan Amounts Greater than \$1.5M require Two (2) Appraisals

Property Types

SFR / Condos / Townhouse - Property Condition Good

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
Texas: Purchase or Rate & Term, No Cash Out Refinances

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