



Dated: 9/1/22
Last Revised: 9/1/22

ITIN - RESIDENTIAL RATE SHEET

ITIN (Max Loan Amount \$1,000,000)					
Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650
	AAA	AA	A	BBB	BB
≤ 50% LTV	7.250%	7.375%	7.500%	7.625%	8.125%
≤ 60% LTV	7.375%	7.500%	7.625%	7.750%	8.375%
≤ 65% LTV	7.500%	7.500%	7.625%	7.875%	8.500%
≤ 70% LTV	7.625%	7.625%	7.750%	7.875%	8.625%
≤ 75% LTV	7.750%	7.875%	7.999%		
Margin	3.000%	3.250%	3.500%	3.750%	4.000%

RATE BUYUP		RATE BUYDOWN		Delivery Fee - \$995 per unit	Trust Review Fee - \$395
Movement to:	POINTS / RATE ADD	MOVEMENT TO:	POINTS / RATE ADD		
Add to Rate	2:1	Add to Rate	3:1		
*Not all tiers are available to every loan		*Not all tiers are available to every loan			
Base Purchase Price: 101.000				Max Purchase Price: 102.000	

ADJUSTMENTS	RATE	NOTES
Program Terms	-	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	
Second Home	0.500%	
Investor Prop (NOO)	0.500%	Please refer to Business Purpose Ratesheet
Alt Doc - Bk Stmt	-	Available with 12- or 24-months of statements
ATR-in-Full	0.500%	Asset Depletion as additional source
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines
Housing 1x30 in last 12 months	-	Price as 675 FICO
BK/FC 2-3 years	-	Price as 675 FICO
SS/DIL/Modification 1-2 years	-	Price as 675 FICO
< \$150,000	0.375%	
≥ \$750k to ≤ \$1M	-0.250%	subject to applicable Floor Rates
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
Buy Out Prepay	1.50 pt	Note PPP restrictions to right
Impound Waiver	0.250%	Note Waiver restrictions to right
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

NO FEDERAL OR STATE HIGH COST LOANS	
INCOME DOCUMENTATION	OCCUPANCY
Full Doc = Wager Earner: WVOE with most recent two month's bank statements. Self-Employed: 12 months bank statements	Primary / Second Home / Investment (INV)
Alt Doc = 12 or 24 Personal or Business Bank Stmt	LOAN AMOUNTS
	\$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 70% Pur / 65% Refi (Max LTV 70%)	PROPERTY TYPES
	SFR / Condos / Townhouse / 2-4 Units
MAXIMUM DEBT-TO-INCOME RATIO	Non-Warrantable Condos - Reference Lender Guidelines
50% Back End	RATE LOCK POLICY
LOAN TERMS	Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	REQUEST TO WAIVE IMPOUNDS
All Loans require impounding for Taxes & Insurance	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
INTEREST ONLY (I/O)	FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)
Consumer IO Loans qualify at max rate at first fully Amortized pymt	Must be 0x30 over last 24-months for housing payment(s)
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	Not available for Section 35 Loans
INDEX & ADJUSTMENT CAPS	US Business Entity - \$495
Floored at Start Rate / 1-Year CMT	(Requires Personal Guarantee, Additional Guidelines Apply)
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	

Loan Amounts >\$1M - Call your BDO

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≤ 70% LTV	X	X	X	X	X
≤ 75% LTV	X	X	X		
Margin					

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LOAN TERMS 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance	PROPERTY TYPES SFR / Condos / Townhouse / 2-4 Units Non-Warrantable Condos - Reference Lender Guidelines
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INDEX & ADJUSTMENT CAPS Floored at Start Rate / 1-Year CMT 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	REQUEST TO WAIVE IMPOUNDS Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M FICO minimum: 675 (Primary) and 700 (2nd Home / Investor) Must be 0x30 over last 24-months for housing payment(s) Not available for Section 35 Loans
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