



## "OUTSIDE OF DODD-FRANK" - ODF™

WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Date:  
03/20/2020

### ODF PROGRAM

Min FICO	≥ 720	≥ 700	≥ 650	≥ 600	Max Loan by LTV	
					Purch	Refi
≤ 60% LTV	6.875%	6.999%	7.625%	8.125%	\$3.0M	\$3.0M
≤ 65% LTV	6.999%	7.125%	7.750%	8.250%	\$3.0M	\$3.0M
≤ 70% LTV	7.125%	7.250%	7.875%	8.375%	\$3.0M	\$2.0M
≤ 75% LTV	7.250%	7.500%	7.999%		\$2.0M	N/A
Purch	75%	75%	75%	70%		
Refi	70%	70%	70%	70%		

A positive mortgage rating is required on this Program.  
Delinquency is considered on a case-by-case and additional pricing adjustments may

### FOREIGN NATIONAL PROGRAM

5/1 Hybrid ARM		Max Loan by LTV		FN Loan Amount	Rate Adds
LTV	Rate	Purch	Refi		
60%	7.125%	\$3.0M	\$3.0M	<\$ 150,000	0.375%
65%	7.375%	\$3.0M	-	≥\$1,000,000	0.250%
				≥\$1,500,000	0.375%
				≥\$2,000,000	0.500%

### GENERAL INFORMATION

#### Property Types

SFR / Condos / Non-Warrantable Condos / Townhouse / 2-4 Units  
Condotels - Must be in Resort Area as defined by CSC Senior Mgmt

#### Occupancy

Owner - User / Second Home / Non Owner  
Foreign Nationals: Non Owner only, No Second Homes  
Documented ATR may be applicable under certain scenarios

#### Loan Terms

30 Year Amortization & Term - 5/1 or 7/1 Hybrid ARM  
All Non-Owner or 2nd Homes have a 2-Year Hard PPP (2/1 Declining)

#### Interest Only (IO)

IO Loan is (a) 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)  
or (b) 10-Yr IO Pymt & 30-Yrs Fully Amortized (40-Yr term)

#### Index & Adjustment Caps

Floored at Start Rate / 1-Year CMT / 5.950% Margin  
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap

#### Loan Amounts

\$100,000 - \$3.0M (Round Down Loan Amount to \$50 increments)  
Loan Amounts ≥\$1,000,000 require Senior Management Approval  
Loan Amounts ≥\$1,500,000 require two Appraisals  
Appraisals from CSC Approved AMC. Otherwise considered case-by-case

#### Loan Documentation

Stated Income / Verified Assets (If Applicable)\*\*  
\*\* Foreign National - Funds to Close Must Be Verified in U.S. Dollars with Valid Banking Relationship in Country of Origin  
Loan may be made to a Business Entity or Trust. Personal Guarantee is required, entity must be US based, and additional guidelines apply.  
DSCR is calculated by dividing (x) reconciled property rents from (y) actual PITIA payments. Minimum DSCR is 0.75.  
Impounds for Taxes / Insurance Required

#### Refinance of Property Listed for Sale

Measured as under 90-days on day of Submission to CSC  
Max 65% LTV/CLTV, No LPC

### ADJUSTMENTS

Description	Rate	Fee*	Note
CSC Lender Fee	--	\$1,295	Administration / Underwriting / Commitment Fee to CSC
Entity Redraw	--	\$350	If applicable, Redrawing Loan Documents for a Entity Applicant
Lender Paid Comp	2 : 1	Ratio	Add to Rate in 0.125% Increments, Max 3.000% LPC, Min 600 FICO or FN
2-Year Prepay	--	--	2% / 1% Sequential Stepdown Prepayment Penalty
1-Year Prepay	0.250%	--	2% Prepayment Penalty
Buy Out Prepay	0.500%	--	No LPC, Not applicable if Consumer Transaction on Primary Residence
7/1 Hybrid ARM	0.125%	--	Rates in above grid are quoted as a 5/1 Hybrid ARM
Int Only (5-yr)	0.125%	--	30-Term, Min Loan ≥\$250K, Avail add 7/1
Int Only (10-yr)	0.500%	--	40-Term / 10-Yr Fix, Min Loan ≥\$250K
Business / Trust	0.125%	--	Loan to Business Entity or Trust, Personal Guarantee, Additional Guides
DSCR	0.250%	--	Debt Service Coverage Ratio (Gross Rents / Actual PITIA)
SE Business Loan	0.125%	--	Net Funds Must Be Delivered To the Self Employed Business Entity. Max 65%
NOO Business	0.125%	--	Purchase Transaction Only, 75% Max LTV/ CLTV
Fix & Keep	0.250%	--	Borrower Must Provide Funds for All Repairs, Requires 2-Year (2/1) PPP
≥\$2,000,000	0.250%	--	
Condo South FL	--	--	Max LTV/CLTV 70% Condos in Broward/Dade counties FL
Condotel/NonWr	0.375%	--	Condotel / PUDtel or Non-Warrantable Condo
2-4 Unit Property	0.125%	--	
Listed for Sale	--	1.000	Can Buy Out Fee for 2-Year Hard PPP (2/1 Declining) when allowable
Rural Property	Quote	Quote	Case-By-Case Basis & Subject to Individual Pricing

--Program Adjustments may carry over from Non-Prime where additional line level adjustments are warranted--

### STATES

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

Lender Points & Fees and Broker Points & Fees  
may not exceed 6.0%

NO FEDERAL OR STATE  
HIGH COST LOANS

**CONTACT YOUR ACCOUNT EXECUTIVE FOR DETAILS ABOUT  
CSC'S NON-PRIME PRODUCT**

*For mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice.  
National Mortgage Licensing System and Registry ID 144549*