



NON PRIME WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 03/20/2020

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"B+"	"B"	"C"	"C-"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 650	≥ 600	≥ 550	≥ 500
≤ 50% LTV	4.999%	5.125%	5.250%	5.500%	5.875%	6.750%	7.999%
≤ 60% LTV	5.125%	5.250%	5.375%	5.500%	6.375%	7.250%	8.250%
≤ 65% LTV	5.250%	5.375%	5.500%	5.625%	6.500%	7.500%	8.500%
≤ 70% LTV	5.375%	5.500%	5.625%	5.750%	6.750%	7.750%	
≤ 75% LTV	5.625%	5.750%	5.875%	5.999%	6.999%		
≤ 80% LTV	5.999%	6.125%	6.250%	6.375%			
Margin	3.000%	3.250%	3.500%	3.950%	4.250%	4.625%	5.500%
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	0 x 60	0 x 90	*
* Loans with under a 500 FICO or Special Circumstance are considered Case-by-Case.							
Max LTVs	"AAA"	"AA"	"A"	"B+"	"B"	"C"	"C-"
Purchase	80%	80%	80%	80%	75%	70%	65%
Rate/Term Refi	80%	80%	80%	75%	70%	65%	65%
Cash Out Refi	80%	80%	80%	75%	70%	65%	65%
CLTV**	80%	80%	80%	80%	75%	70%	65%
** CLTV +5% for LTV -5%, Can not exceed 80% MAX CLTV, Max Adjustment is 5% CLTV Increase							
Seasoning	"AAA"	"AA"	"A"	"B+"	"B"	"C"	"C-"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled	Settled	Settled
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	Settled	Settled	Settled
Rural Adjustment	0.250%	0.250%	0.250%	0.250%	0.375%	0.500%	0.500%
Rural Max Loan Amt	\$2.5M	\$2.5M	\$2.0M	\$1.5M	\$750k	\$750k	\$500k
Buy-Down available at a 3:1 Ratio with Program Floor of 3.5000%.							

ADJUSTMENTS

Description	Rate	Note
Lender Paid Comp	2 : 1	Add to Rate in 0.125% Increments, Max 3.000% LPC, Available on AAA to B
Alt Doc - Bk Stmts	0.125%	PERSONAL Account, OO (Credit Grades AAA to B) or NOO (All Grades)
Alt Doc - Bk Stmts	0.250%	BUSINESS Account, OO (Credit Grades AAA to B) or NOO (All Grades)
ATR-in-Full	0.250%	Credit Grades AAA to B (or Asset Depletion as primary source)
7/1 Hybrid ARM	0.125%	Pricing in Grid is for a 5/1 Hybrid ARM
30-Year Fixed	0.250%	Pricing in Grid is for a 5/1 Hybrid ARM (Extends as 40-yr on 10-yr IO)
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, Grades AAA to B, Avail on 5/1, 7/1, or 30-fix
Interest Only (10-yr)	0.375%	40-Term / 10-Yr Fix, Min Loan ≥\$250K, Grades AAA to B, Avail as 10/1 or 40-fix
Second Home	0.250%	LTV/CLTV Limited to Gray Shaded Area to left
ITIN	0.500%	LTV/CLTV Limited to 75% Purch. / 70% Refi, \$1M max loan Amt
Non Owner (DTI)	0.250%	LTV/CLTV Limited to Gray Shaded Area to left
Non Owner (DSCR)	0.375%	Min 1:1 DSCR, LTV/CLTV same as NOO (DTI), Grades AAA to B
< \$ 100,000	0.500%	
< \$ 150,000	0.250%	
≥ \$ 750,000	-	No "C-" Grade
≥ \$ 1,000,000	0.125%	OO Only, LTV/CLTV -5%, No C- Grade
≥ \$ 1,500,000	0.375%	OO Only, LTV/CLTV -5%, AAA to B Only
≥ 2,000,000	0.500%	Max Cash-in-Hand >65% LTV is \$300,000 for Loan Amounts >\$1M OO Only, Purch & R/T Max 70%, C/O Max 65%, AAA to B Only Max Cash-in-Hand >60% LTV is \$500,000 for Loan Amounts >\$2M
≥ 3,000,000	0.625%	OO Only, LTV/CLTV max 65%/60% for Purch/Refi, AAA to B+ Only Max Cash-in-Hand >50% LTV is \$1.0M for Loan Amounts ≥\$3M Max LTV/CLTV 75% Condos in Broward or Dade County FL
Condo South FL	0.250%	
Non Warr Condo	0.375%	Purchase: 75% Max LTV & Refinances: 70% Max LTV
2-4 Unit Property	0.250%	
Rural Property	***	See Program Limits in Rate Grid - Max LTVs, 70% Purchase & 65% Refis
Prop Listed for Sale	-	1.000 in Fee or 2-Yr 2/1 Hard PPP (can not be on OO)(No LPC Available) 70% Maximum LTV/CLTV

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
Income Documentation Full Doc = W2 + Pay Stubs / Wage Earner / Asset Depletion or 1040's + P&L / Self-Employed or Commission Alt Doc = 12 Personal or Business Bank Stmts / SE Only ATR in Full = Only Assets to Qualify max LTV 75%
Maximum Debt-to-Income Ratio 50% Back End
Loan Terms 30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed 40-Year Term - 10/1 Hybrid ARM or 40-Yr Fixed (IO Required) 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 (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 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Occupancy Owner / Non Owner / Second Home
Loan Amounts \$75,000 Minimum to \$7,500,000 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 / 2-4 Units Non-Warrantable Condos - Reference CSC Guidelines
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 - OO: Purch & R/T & NOO or 2nd Home: Purch & Refi
Refinance of Property Listed for Sale Measured as under 90-days on day of Submission to CSC Prepayment can not be on Owner Occupied Property

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.

Broker Compensation including Processing Fees can be individually (i) Borrower Paid OR (ii) Lender Paid.

FOR BUSINESS PURPOSE, STATED INCOME, TRUE FOREIGN NATIONALS, AND OTHER UNIQUE PROPERTIES OR
SITUATIONS CONTACT YOUR LOCAL ACCOUNT EXECUTIVE AND REVIEW OUR "OUTSIDE DODD-FRANK" PRODUCT MATRIX

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