



CITADEL
SERVICING CORPORATION

"OUTSIDE OF DODD-FRANK" - ODF™

WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Date:
02/13/2020

ODF PROGRAM

Min FICO								Max Loan by LTV	
	≥ 720	≥ 700	≥ 650	≥ 600	≥ 550	≥ 500	<500	Purch	Refi
≤ 60% LTV	5.375%	5.500%	6.125%	6.625%	6.625%	7.250%	Quote	\$7.5M	\$7.5M
≤ 65% LTV	5.500%	5.625%	6.250%	6.750%	6.875%	7.500%	Quote	\$7.5M	\$5.0M
≤ 70% LTV	5.625%	5.750%	6.375%	6.875%	7.125%			\$3.0M	\$2.0M
≤ 75% LTV	5.750%	5.999%	6.500%	7.250%				\$2.0M	N/A
Purch	75%	75%	75%	75%	70%	65%	65%		
Refi	70%	70%	70%	70%	65%	65%	60%		

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

FOREIGN NATIONAL PROGRAM

5/1 Hybrid ARM		Max Loan by LTV		FN Loan Amount	Rate Adds	CSC Points & Fees and Broker Points & Fees may not exceed 6.0%
LTV	Rate	Purch	Refi			
60%	5.625%	\$7.5M	\$7.5M	<\$ 150,000	0.375%	NO FEDERAL OR STATE HIGH COST LOANS
65%	5.875%	\$7.5M	\$5.0M	≥\$1,000,000	0.250%	
70%	6.125%	\$3.0M	\$2.0M	≥\$1,500,000	0.375%	
				≥\$2,000,000	0.500%	
				≥\$3,000,000	0.625%	

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
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%	--	
≥\$3,000,000	0.625%	--	Min 650 FICO or FN, No Rural
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--

GENERAL INFORMATION

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
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 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 / 4.950% Margin 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Loan Amounts \$100,000 - \$7.5M (Round Down Loan Amount to \$50 increments) Loan Amounts ≥\$1,000,000 require Senior Management Approval Loan Amounts ≥\$1,000,000 require 600 Minimum FICO Loan Amounts ≥\$1,000,000 require an Appraisal & BPO Loan Amounts ≥\$1,500,000 require two Appraisals Appraisal &/or BPO from CSC AMC or are 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 Foreign National cash out ≥ 65% Case-by-Case basis 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

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