



# THREE-MONTH WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 01/25/2021

## GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"BBB"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 675
≤ 50% LTV	4.125%	4.375%	4.750%	4.875%
≤ 60% LTV	4.375%	4.750%	4.999%	5.125%
≤ 65% LTV	4.750%	4.999%	5.125%	5.250%
≤ 70% LTV	4.875%	5.125%	5.250%	5.500%
≤ 75% LTV	5.125%	5.250%	5.500%	
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 4.125%.				

## ADJUSTMENTS

Description	Rate	Note
Cash-Out Refinance	0.250%	LTV ≤ 65%
	0.375%	LTV > 65%
Personal Bank Stmtts	--	
Business Bank Stmtts	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%	Purch/RT: -5% LTV/CLTV & CO: -10% LTV/CLTV
		Max Cash-in-Hand >65% LTV is \$300,000 for Loan Amounts >\$1M
≥ \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -10% Purch & R/T (Max 75%), -15% 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: 12 Months or CO Refi: 24 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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