



ONE MONTH & VOE WHOLESALE RESIDENTIAL RATE SHEET & MATRIX

Dated: 02/19/2020

GENERAL INFORMATION

Credit Tier	"AAA"	"AA"	"A"	"B+"	"B"
Min FICO	≥ 750	≥ 725	≥ 700	≥ 650	≥ 600
≤ 50% LTV	3.750%	3.999%	4.125%	4.500%	5.375%
≤ 60% LTV	3.875%	4.125%	4.375%	4.625%	5.625%
≤ 65% LTV	3.999%	4.250%	4.500%	4.750%	5.750%
≤ 70% LTV	4.125%	4.375%	4.625%	4.875%	5.999%
≤ 75% LTV	4.375%	4.625%	4.875%	5.125%	
Margin	2.000%	2.250%	2.500%	2.950%	3.250%
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	0 x 60
Max LTVs	"AAA"	"AA"	"A"	"B+"	"B"
Purchase	75%	75%	75%	75%	70%
Rate/Term Refi	70%	70%	70%	70%	65%
Cash Out Refi	70%	70%	70%	70%	65%
CLTV	75%	75%	75%	75%	70%
Seasoning	"AAA"	"AA"	"A"	"B+"	"B"
Bankruptcy	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 3 Years	≥ 3 Years
Foreclosure	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 3 Years	≥ 3 Years
Short Sales	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 3 Years	≥ 3 Years
Deed-in-Lieu	≥ 5 Years	≥ 5 Years	≥ 5 Years	≥ 3 Years	≥ 3 Years
Credit Depth	"AAA"	"AA"	"A"	"B+"	"B"
Mortgage Rating	24 Mth	24 Mth	24 Mth	24 Mth	0 Mths
Adverse Accounts	3 Years	3 Years	3 Years	1 Year	1 Year
Rural Adjustment	0.250%	0.250%	0.250%	0.375%	N/A
Rural Max LTV	-5%	-5%	-5%	-5%	N/A
Rural Max Loan Amt	\$3.0M	\$2.5M	\$2.0M	\$1.5M	N/A
Buy-Down available at a 3:1 Ratio with Program Floor of 3.7500%.					

ADJUSTMENTS

Description	Rate	Note
Lender Paid Comp	2 : 1	Add to Rate in 0.125% Increments, Max 3.000% LPC, Available on All Grades
1-Month Bk Stat	-	Personal Statement - Deposits inline with income
1-Month Bk Stat	0.250%	Add to supplement deposits with Business Statement
1-Month Bk Stat	0.375%	Add with insufficient deposits
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, All Grades , Avail on 5/1, 7/1, or 30-fix
Interest Only (10-yr)	0.500%	40-Term / 10-Yr Fix, Min Loan ≥\$250K, All Grades , Avail as 10/1 or 40-fix
Second Home	0.250%	-5% LTV/CLTV, Grades AAA to B+
First Time Home Buyer	0.500%	Maximum 70% LTV, Minimum 24-Month Rental History
< \$ 250,000	0.500%	
≥ \$ 750,000	-	
≥ \$ 1,000,000	0.250%	OO Only, LTV/CLTV @ -5% when "B" Tier
≥ \$ 1,500,000	0.375%	OO Only, LTV/CLTV @ -5% when "B" Tier
		Max Cash-in-Hand >65% LTV is \$300,000 for Loan Amounts >\$1M
≥ \$ 2,000,000	0.500%	OO Only, LTV/CLTV @ -5% when "B" Tier
		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
Rural	Table	Max 10 acres, No Dirt Roads, No FTHB
Condo South FL	0.250%	Max LTV/CLTV 75% Condos in Broward or Dade County FL
Non Warr Condo	0.375%	Purchase: 75% Max LTV & Refinances: 70% Max LTV
Prop Listed for Sale	0.750%	or 1.000 in Fee or 2-Yr 2/1 Hard PPP (can not be on OO)(No LPC Available)
		70% Maximum LTV/CLTV

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

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.

GENERAL INFORMATION

NO FEDERAL OR STATE HIGH COST LOANS
ONE-MONTH BANK STATEMENT PROGRAM Self Employed Borrowers Only / No NSF's / Positive Balances
VERIFICATION OF EMPLOYMENT ("VOE") PROGRAM Borrower qualifies on VOE documentation exclusively Two year history with submitting employer & prefunding VVOE
Credit Depth: Min one account ≥3-years & two accounts ≥2-years each "Adverse Accounts" include charge offs, collections, tax liens, or judgments
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 / Second Home
Loan Amounts \$150,000 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 - 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 - OO: Purch & R/T & 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

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