



ITIN - RESIDENTIAL RATE SHEET

ITIN (Max Loan Amount \$1,000,000)					
Minimum FICO (Credit Tier)	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650
	AAA	AA	A	BBB	BB
≤ 50% LTV	7.500%	7.625%	7.750%	7.875%	8.375%
≤ 60% LTV	7.625%	7.750%	7.875%	7.999%	8.625%
≤ 65% LTV	7.750%	7.750%	7.875%	8.125%	8.750%
≤ 70% LTV	7.875%	7.875%	7.999%	8.125%	8.875%
Margin	3.000%	3.250%	3.500%	3.750%	4.000%

LENDER PAID COMPENSTION			RATE BUYDOWN		<b>*Broker Origination Points and Fees are limited to the lesser of:</b> (a) 3.0% of the loan amount and (b) the maximum allowable by Federal & State High Cost thresholds.  <b>Acra Lender Credit of \$250 off of Lender's Fee for Completed ACH Authorization.</b> <b>*Applied at Closing - Not Applicable for Entities, which require ACH.</b>  <table><tr><td><b>Administration / UW / Commitment Fee - \$1,295</b></td><td><b>Trust Review Fee - \$395</b></td></tr></table> <b>US Business Entity - \$495</b> <i>(Requires Personal Guarantee, Additional Guidelines Apply)</i>	<b>Administration / UW / Commitment Fee - \$1,295</b>	<b>Trust Review Fee - \$395</b>
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Movement to:	POINTS / RATE ADD	Payable to:	MOVEMENT TO:	POINTS / RATE ADD			
Add to Rate	2:1	Lender Paid Points (LPC) to Broker or Borrower Credit.	Add to Rate	3:1			
*Not all tiers are available to every loan - minimum 600 FICO		Primary or 2nd: Max 2.5 Pts	*Not all tiers are available to every loan				
		Investor: Max 3.0 Pts & requires ≥ 2 YR PPP					
Available in eighths to rate up or down to PAR rate							

ADJUSTMENTS	RATE	NOTES
Program Terms	-	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing
Cash-Out Refinance	0.250%	
Second Home	0.500%	
Investor Prop (NOO)	0.500%	Please refer to Business Purpose Ratesheet
Alt Doc - Bk Stmt	-	Available with 12- or 24-months of statements
ATR-in-Full	0.500%	Asset Depletion as additional source
Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV, 12-Months Reserves, Additional Guidelines
Housing 1x30 in last 12 months	-	Price as 675 FICO
BK/FC 2-3 years	-	Price as 675 FICO
SS/DIL/Modification 1-2 years	-	Price as 675 FICO
< \$150,000	0.375%	
≥ \$750k to ≤ \$1M	-0.0025	subject to applicable Floor Rates
Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV - Max 75% LTV/CLTV
Condotel / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
2 Unit Property	--	
3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan Amt, Min 650 credit score
5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty, Subject to Floor Rates
3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
Buy Out Prepay	1.50 pt	Note PPP restrictions to right
Impound Waiver	0.250%	Note Waiver restrictions to right
Minimum Interest Rate	Floor rate is limited to lowest rate for each credit tier	

NO FEDERAL OR STATE HIGH COST LOANS	
INCOME DOCUMENTATION	OCCUPANCY
Full Doc = Wager Earner: WVOE with most recent two month's bank statements. Self-Employed: 12 months bank statements	Primary / Second Home / Investment (INV)
Alt Doc = 12 or 24 Personal or Business Bank Stmt / SE Only	LOAN AMOUNTS
ATR in Full / Asset Depletion = Only Assets to Qualify (Primary Only) - 70% Pur / 65% Refi (Max LTV 70%); Max LTV / CLTV 70% / 65% for Purchase / Refi respectively	\$100,000 Minimum to \$1,000,000 Maximum (Round-down to \$50)
MAXIMUM DEBT-TO-INCOME RATIO	PROPERTY TYPES
50% Back End	SFR / Condos / Townhouse / 2-4 Units
LOAN TERMS	Non-Warrantable Condos - Reference Lender Guidelines
30-Year Amortized & Term - 5/1 or 7/1 Hybrid ARM or 30-Yr Fixed	RATE LOCK POLICY
All Loans require impounding for Taxes & Insurance	Reference separate policy for full details. Rate locks for 30-day period with Conditional Loan Approval and extension for Closing.
INTEREST ONLY (I/O)	REQUEST TO WAIVE IMPOUNDS
Consumer IO Loans qualify at max rate at first fully Amortized pymt	Available on LTV / CLTV ≤80%, Loan Amounts ≤\$1.5M
IO Loan is 5-Yr IO Pymt & 25-Yrs Fully Amortized (30-year term)	FICO minimum: 675 (Primary) and 700 (2nd Home / Investor)
INDEX & ADJUSTMENT CAPS	Must be 0x30 over last 24-months for housing payment(s)
Floored at Start Rate / 1-Year CMT	Not available for Section 35 Loans
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	

Loan Amounts >\$1M - Call your Account Executive

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