



SPECIAL HOLIDAY SALE

**Celebrate the holidays early with
A&D's special holiday sale on select
Conventional and Non-QM loans!**

All Non-QM and Conventional purchase loans
submitted between Wednesday, November 24
and Friday, December 3
will receive a price reduction of

0.25%

This price reduction will not apply for existing submissions and
cannot be used in conjunction with any other existing or future
promotions.

Contact your AE for more details

Programs

PRIME JUMBO

• Min. FICO 660 • Up to 89.99% LTV

- ✓ 15 & 30 Year Fixed up to \$3mm
- ✓ Cash out up to 89.99% LTV
- ✓ Manual UW for over \$2mm
- ✓ DU Approve/Ineligible
- ✓ No Mortgage Insurance required
- ✓ Primary, Second Home and Investment properties are allowed
- ✓ Purchase, Rate/Term Refinance and Cash Out Refinance
- ✓ Delayed financing is available up to 180 days
- ✓ No Overlays on Reserves, Credit and Tradelines – per DU
- ✓ Income as per DU

PRIME

• FICO 580 • 80% LTV

- ✓ Loan Amount up to \$1.5mm
- ✓ Max Cash in hand \$1,000,000, no limit for LTV < 55%
- ✓ DTI up to 55%
- ✓ 1Y & 2Y Full Doc, 12/24 Bank STMTs
- ✓ 1Y & 2Y CPA P&L, Asset Utilization, WVOE, 1099
- ✓ 12 Months out of Credit Event
- ✓ 3 Months Reserves
- ✓ Gift Funds for Reserves allowed
- ✓ Mtg History 0x60x12
- ✓ Eligible for Non-Permanent Residents

FOREIGN NATIONAL

• No score or FICO 599 • 80% LTV

- ✓ Loan Amount up to \$3mm
- ✓ Cash Out allowed
- ✓ DSCR as low as 0
- ✓ CPA Letter last 2Y & YTD
- ✓ 1 Bank Reference Letter
- ✓ Overseas Assets allowed as Reserves
- ✓ Gift Funds allowed

SUPER PRIME

• FICO 580 • 90% LTV

- ✓ Loan Amount up to \$4mm
- ✓ Max Cash in hand \$1,000,000, no limit for LTV < 55%
- ✓ 30 & 40 Year Fixed, 5/1 ARM, 7/1ARM
- ✓ DTI up to 55%
- ✓ 1Y & 2Y Full Doc, 12/24 Bank STMTs
- ✓ 1Y & 2Y CPA P&L, Asset Utilization, WVOE, 1099
- ✓ 3 Months Reserves
- ✓ Gift Funds for Reserves allowed
- ✓ 24 Months out of Credit Event
- ✓ Condo up to 90% LTV, NY up to 90%
- ✓ Condotels allowed

DSCR

• FICO 599 • Up to 80% LTV

- ✓ Loan Amount up to \$3mm
- ✓ Max Cash in hand \$1,000,000, no limit for LTV < 55%
- ✓ 30 & 40 Year Fixed, 5/1 ARM, 7/1ARM
- ✓ No Income, No Employment
- ✓ DSCR as low as 0
- ✓ Cash Out Proceeds may be used for Reserves
- ✓ Ownership of any Property within the past 24 Months
- ✓ Eligible for Non-Permanent Residents
- ✓ Available for Foreign National under FN DSCR program
- ✓ Condotels allowed

LITE DOC PROGRAM

• FICO 620 • 70% LTV

- ✓ Interest Only
- ✓ No Income on 1003
- ✓ Foreign National allowed
- ✓ No Prepayment Penalty
- ✓ Fast Closing
- ✓ No Asset Seasoning

Market Movement and Pricing Specials

Today's Price			Difference	Better/Worse	Thanksgiving special	
Conventional 30yr Fixed						Conventional
04.368						Cyber Monday Purchase (<=\$ 625,000, Fixed Only)
03.423						
Conventional 15yr Fixed						
03.217						
02.741						
FHA 30yr Fixed						
04.318						
04.003						

Lock Terms

PRICING ADJUSTMENTS		Relock Term	Cost+Worst Pricing	LOCK EXPIRATIONS	
ptions ¹	Cost	15 Days	0.250	30 day	12/30/2021
	0.025	30 Days	0.375	45 day	1/14/2022
	0.075			60 day	1/29/2022
	0.175				
	0.375				
	0.625				

General Information

MAILING ADDRESSES	FEES	SALES LEADERSHIP
ge Loss Payee Clause:	Admin Fee Conf & Govt \$995	Jerry Mojarro Regional Manager, We jerry.mojarro@admortgage.com
A&D Mortgage, LLC	Tax Service Fee \$80	
uccessors and/or Assigns	Flood Certification Fee \$11	Max Slyusarchuk Regional Manager, So sflteam@admortgage.com
ederal Hwy, Hollywood, FL 33020		
ELIGIBLE STATES	LENDER/SPONSOR ID	
CT, DC, GA, ID, IL, MD, MI, NC, PA, VA, TN, TX, NY, SC, UT	FHA	

1	99.280	99.184	99.089	2.500	100.526	100.404	100.280	100.155	2.375	102.104	102.026	101.900
20	100.129	100.034	99.938	2.625	101.378	101.257	101.132	101.008	2.500	102.698	102.591	102.500
35	101.104	101.009	100.913	2.750	102.108	101.987	101.862	101.738	2.625	103.184	103.082	103.000
52	101.741	101.646	101.551	2.875	102.741	102.619	102.495	102.370	2.750	103.665	103.580	103.450
75	102.254	102.159	102.064	3.000	103.217	103.096	102.971	102.847	2.875	104.057	103.972	103.850
100	102.678	102.582	102.487	3.125	103.636	103.515	103.391	103.266	3.000	104.497	104.412	104.300
130	103.302	103.185	103.067	3.250	103.986	103.835	103.688	103.542	3.125	104.880	104.795	104.700
160	103.819	103.702	103.584	3.375	104.498	104.347	104.201	104.054	3.250	105.078	105.014	104.900
190	104.247	104.130	104.013	3.500	104.896	104.745	104.599	104.452	3.375	105.455	105.391	105.300
220	104.435	104.334	104.202	3.625	105.241	105.090	104.944	104.797	3.500	105.778	105.714	105.600
250	104.621	104.533	104.445	3.750	104.712	104.620	104.518	104.415	3.625	106.149	106.085	106.000
280	105.077	104.989	104.901	3.875	105.164	105.073	104.970	104.868	3.750	105.825	105.754	105.650
310	105.431	105.343	105.255	4.000	105.488	105.396	105.294	105.191	3.875	106.244	106.173	106.050
340	105.729	105.642	105.554	4.125	105.783	105.691	105.589	105.486	4.000	106.647	106.576	106.450
370	105.956	105.912	105.868	4.250	105.587	105.550	105.487	105.436	4.125	106.976	106.905	106.800
400	106.321	106.278	106.234	4.375	105.837	105.802	105.739	105.688	4.250	106.583	106.540	106.450
Conventional 5/6 ARM				Conventional 7/6 ARM					Conventional 10/6 ARM			
Rate	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day
1.750	99.787	99.763	99.740	1.750	99.188	99.168	99.145	99.121	1.750	99.201	99.134	99.067
1.875	100.121	100.092	100.064	1.875	99.646	99.621	99.592	99.563	1.875	99.530	99.463	99.396
2.000	100.462	100.427	100.394	2.000	100.093	100.063	100.028	99.995	2.000	99.879	99.820	99.780
2.125	100.798	100.757	100.719	2.125	100.549	100.514	100.474	100.435	2.125	100.317	100.281	100.242
2.250	101.059	101.013	100.969	2.250	100.963	100.923	100.877	100.833	2.250	100.788	100.748	100.704
2.375	101.335	101.265	101.207	2.375	101.375	101.330	101.278	101.229	2.375	101.247	101.202	101.153
2.500	101.593	101.523	101.453	2.500	101.768	101.718	101.661	101.607	2.500	101.718	101.668	101.614
2.625	101.815	101.752	101.693	2.625	102.177	102.122	102.059	102.000	2.625	102.189	102.134	102.075
2.750	102.110	102.041	101.977	2.750	102.308	102.248	102.180	102.115	2.750	102.448	102.388	102.323
2.875	102.397	102.323	102.254	2.875	102.427	102.362	102.288	102.218	2.875	102.684	102.619	102.554
3.000	102.693	102.613	102.538	3.000	102.527	102.457	102.377	102.302	3.000	102.935	102.865	102.790
3.125	102.980	102.894	102.814	3.125	102.645	102.570	102.484	102.404	3.125	103.186	103.111	103.036
3.250	102.998	102.907	102.822	3.250	102.806	102.726	102.635	102.549	3.250	103.383	103.303	103.218
3.375	103.006	102.909	102.818	3.375	102.970	102.885	102.788	102.697	3.375	103.561	103.476	103.385
3.500	103.013	102.910	102.815	3.500	103.119	103.029	102.927	102.831	3.500	103.754	103.664	103.569
3.625	103.010	102.901	102.800	3.625	103.281	103.186	103.078	102.977	3.625	103.947	103.853	103.758
3.750	103.054	102.940	102.834	3.750	103.302	103.202	103.088	102.982	3.750	103.979	103.879	103.779
3.875	103.101	102.981	102.870	3.875	103.317	103.212	103.092	102.981	3.875	103.994	103.889	103.784
HomeReady/HomePossible 30YF				HomeReady/HomePossible 15YF					HomeReady/HomePossible 7/6 ARM			
Rate	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day
2.125	97.488	97.393	97.298	2.125	101.168	101.090	101.006	100.920	2.125	101.168	101.090	101.006
2.250	98.383	98.288	98.192	2.250	101.660	101.582	101.498	101.412	2.250	101.660	101.582	101.498
2.375	99.280	99.184	99.089	2.375	102.104	102.026	101.942	101.856	2.375	102.104	102.026	101.942
2.500	100.129	100.034	99.938	2.500	102.698	102.591	102.528	102.468	2.500	102.698	102.591	102.528
2.625	101.104	101.009	100.913	2.625	103.184	103.082	103.014	102.954	2.625	103.184	103.082	103.014
2.750	101.741	101.646	101.551	2.750	103.665	103.580	103.492	103.433	2.750	103.665	103.580	103.492
2.875	102.254	102.159	102.064	2.875	104.057	103.972	103.881	103.787	2.875	104.057	103.972	103.881
3.000	102.678	102.582	102.487	3.000	104.497	104.412	104.321	104.227	3.000	104.497	104.412	104.321
3.125	103.302	103.185	103.067	3.125	104.880	104.795	104.704	104.610	3.125	104.880	104.795	104.704
3.250	103.819	103.702	103.584	3.250	105.078	105.014	104.934	104.848	3.250	105.078	105.014	104.934
3.375	104.247	104.130	104.013	3.375	105.455	105.391	105.311	105.225	3.375	105.455	105.391	105.311
3.500	104.396	104.278	104.161	3.500	105.778	105.714	105.634	105.548	3.500	105.778	105.714	105.634
3.625	104.621	104.533	104.445	3.625	106.149	106.085	106.005	105.919	3.625	106.149	106.085	106.005
3.750	105.077	104.989	104.901	3.750	105.825	105.754	105.655	105.545	3.750	105.825	105.754	105.655
3.875	105.431	105.343	105.255	3.875	106.244	106.173	106.074	105.965	3.875	106.244	106.173	106.074

3	99.755	99.616	99.477	2.375	100.973	100.873	100.778	100.684				
7	100.609	100.470	100.331	2.500	101.484	101.385	101.290	101.196				
11	101.103	100.964	100.825	2.625	101.886	101.787	101.692	101.598				
19	101.471	101.332	101.193	2.750	102.188	102.088	101.993	101.899				
27	101.999	101.838	101.677	2.875	102.431	102.332	102.236	102.143				
34	102.546	102.385	102.224	3.000	102.722	102.623	102.528	102.434				
36	102.929	102.768	102.606	3.125	102.983	102.884	102.789	102.695				
52	103.224	103.063	102.902	3.250	102.598	102.534	102.465	102.395				
57	103.179	103.018	102.857	3.375	102.834	102.770	102.702	102.631				
65	102.816	102.699	102.582	3.500	103.056	102.992	102.923	102.853				
66	103.178	103.060	102.943	3.625	103.326	103.262	103.193	103.123				
65	103.456	103.339	103.222	3.750	102.599	102.528	102.440	102.346				
66	103.617	103.500	103.383	3.875	102.875	102.804	102.717	102.623				
64	102.600	102.527	102.454	4.000	103.157	103.086	102.999	102.905				
67	102.974	102.901	102.827	4.125	103.394	103.323	103.235	103.142				
65	103.232	103.159	103.086	4.250	103.005	102.962	102.922	102.883				
Conventional HB 5/6 ARM				Conventional HB 7/6 ARM					Conventional HB 10/6 ARM			
Rate	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day
61	100.194	100.124	100.043	2.000	99.768	99.701	99.631	99.550	2.000	99.870	99.803	99.733
68	100.531	100.461	100.380	2.125	100.162	100.095	100.026	99.945	2.125	100.217	100.150	100.083
68	100.901	100.831	100.750	2.250	100.582	100.515	100.445	100.364	2.250	100.565	100.498	100.431
70	101.223	101.153	101.072	2.375	101.007	100.940	100.870	100.789	2.375	100.854	100.787	100.717
69	101.482	101.412	101.331	2.500	101.319	101.252	101.183	101.102	2.500	101.201	101.134	101.067
70	101.703	101.633	101.552	2.625	101.686	101.619	101.550	101.469	2.625	101.547	101.480	101.413
74	101.837	101.767	101.686	2.750	101.836	101.769	101.699	101.618	2.750	101.674	101.607	101.540
74	101.907	101.837	101.756	2.875	101.929	101.862	101.793	101.712	2.875	101.675	101.608	101.541
65	102.028	101.959	101.878	3.000	101.964	101.897	101.827	101.746	3.000	101.767	101.700	101.633
HomeReady/HomePossible HB30YF				HomeReady/HomePossible HB15YF								
Rate	30 Day	45 Day	60 Day	Rate	15 Day	30 Day	45 Day	60 Day				
67	98.279	98.140		2.250	100.500	100.408	100.320					
64	99.036	98.897		2.375	101.025	100.925	100.830					
63	99.755	99.616		2.500	102.699	102.592	102.529					
67	100.609	100.470		2.625	103.181	103.074	103.011					
61	101.103	100.964		2.750	103.653	103.546	103.485					
69	101.471	101.332		2.875	103.977	103.871	103.810					
67	101.999	101.838		3.000	104.295	104.188	104.133					
64	102.546	102.385		3.125	104.313	104.212	104.127					
66	102.929	102.768		3.250	104.805	104.705	104.621					
62	103.224	103.063		3.375	105.133	105.033	104.953					
67	103.179	103.018		3.500	105.332	105.232	105.153					
65	102.816	102.699		3.625	105.145	105.041	104.989					
66	103.178	103.060		3.750	105.483	105.379	105.328					
65	103.456	103.339		3.875	105.627	105.522	105.474					
66	103.617	103.500		4.000	105.965	105.861	105.811					

0	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
0	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
0	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
0	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
0	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
0	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500

Secondary Financing (excluding Home Possible)

ns with Sub Financing: -0.375

As below are in addition to the LLPA above:

	CLTV	<720	>=720
	80.01-95	-0.500	-0.250
5	80.01-95	-0.750	-0.500
5	90.01-95	-1.000	-0.750
0	76.01-90	-1.000	-0.750
	95.01-97	-1.500	-1.500
Possible		-0.500	-0.500

nt Property
-2.125
-3.375
-4.125

HomeReady/Home Possible Cumulative LLPA Cap			
FICO	LTV Range		
	<= 80	> 80	
>= 680	-1.500	0.000	
< 680	-1.500	-1.500	

Adjustable Rate Details	
6 ARM, 7/6 ARM, 10/6 ARM	
30 Day Average SOFR Index	
	2.75%
ment (months)	60/84/120
nt Cap	2%/5%/5%
odic Adjustments	6 months
ustment Cap	1%
ment Cap	Initial rate + 5%

Refi Now / Refi Possible	
A \$500 credit will be provided ****	

720-739	-0.375	-1.000	-1.000
700-719	-0.375	-1.000	-1.000
680-699	-0.375	-1.125	-1.125
660-679	-0.625	-1.125	-1.125
640-659	-0.625	-1.625	-1.625
620-639	-0.625	-1.625	-1.625

Additional Adjustments

Attached Condo > 75 LTV & Term > 15y
 2 Units
 3-4 Units
 State NY
 Second Home LTV > 85
 Cash Out FNMA
 Escrow waiver (Excl NY)
 Cash Out FHLMC
 Adverse Market Refinance
 ARM LTV > 90%

High Balance Adjustments	
Purchase & Rate/Term	
Cash Out	
ARM LTV/HCLTV ≤ 75	
ARM LTV/HCLTV > 75	

Conventional Specials	
Cyber Monday Purchase (<=\$ 625,000, Fixed Only)	
Loan amount \$150,000 - \$174,999	
Loan amount \$175,000 - \$199,999	
Loan amount \$200,000 - \$224,999	

Refinance excludes Home Possible, HomeReady and In amt <=125k

Adjustment applies on top of other HB adjustments

Approval was obtained for the transaction. For RefiNow/RefiPossible use HomeReady/ HomePossible rates tag. High Balance is not available for all programs.

Equal Housing Mortgage LLC. Programs and Pricing are subject to change without notice. This rate sheet is intended to be used by mortgage professionals only and is not an advertisement. Equal Housing Opportunity. 4 of Regulation Z, and is not meant for use by the general public.



07	101.384	101.321	101.185	2.375	101.507	101.384	101.321	101.185	2.000	99.906	99.760	99.716
90	101.990	101.888	101.752	2.500	102.075	101.952	101.888	101.752	2.125	100.349	100.204	100.159
26	102.503	102.440	102.304	2.625	102.626	102.503	102.440	102.304	2.250	101.509	101.390	101.329
58	102.935	102.871	102.735	2.750	103.058	102.935	102.871	102.735	2.375	101.943	101.823	101.762
93	103.093	102.943	102.843	2.875	102.960	102.852	102.771	102.634	2.500	102.346	102.227	102.166
89	103.589	103.439	103.339	3.000	103.471	103.363	103.282	103.145	2.625	102.717	102.597	102.536
03	103.903	103.753	103.653	3.125	103.914	103.806	103.725	103.588	2.750	102.917	102.817	102.667
18	104.210	104.129	103.991	3.250	104.318	104.210	104.129	103.991	2.875	103.117	103.017	102.867
71	103.971	103.821	103.721	3.375	103.963	103.917	103.800	103.699	3.000	103.201	103.101	103.009
25	104.279	104.162	104.061	3.500	104.325	104.279	104.162	104.061	3.125	103.573	103.543	103.465
37	104.691	104.574	104.473	3.625	104.737	104.691	104.574	104.473	3.250	103.702	103.602	103.452
06	104.663	104.515	104.464	3.750	104.631	104.663	104.515	104.464	3.375	103.296	103.244	103.191
40	104.856	104.708	104.657	3.875	104.824	104.856	104.708	104.657	3.500	103.646	103.579	103.514
08	104.408	104.258	104.158						3.625	103.886	103.833	103.780
15	104.415	104.265	104.165						3.750	103.898	103.829	103.761
42	99.842	99.692	99.592						3.875	104.162	104.094	104.025
43	99.843	99.693	99.593						4.000	101.895	101.795	101.645

High Balance 30 Yr Fixed

Rate	30 Day	45 Day	60 Day
2.250	99.388	99.238	99.138
2.375	99.854	99.704	99.604
2.500	100.238	100.119	99.983
2.625	100.613	100.494	100.358
2.750	101.883	101.733	101.633
2.875	102.305	102.155	102.055
3.000	102.191	102.041	101.941
3.125	102.325	102.207	102.075
3.250	102.670	102.520	102.420
3.375	102.112	101.962	101.862
3.500	102.371	102.221	102.121
3.625	102.667	102.517	102.417
3.750	102.855	102.705	102.605
3.875	101.805	101.655	101.555
4.000	102.043	101.893	101.793
4.125	102.190	102.040	101.940
4.250	100.401	100.251	100.151
4.375	100.180	100.030	99.930

30 Yr Fixed FHA Streamline

Rate	15 Day	30 Day	45 Day	60 Day
2.250	100.550	100.427	100.364	100.228
2.375	101.132	101.009	100.946	100.810
2.500	101.700	101.577	101.513	101.377
2.625	102.251	102.128	102.065	101.929
2.750	102.683	102.560	102.496	102.360
2.875	102.743	102.643	102.493	102.393
3.000	103.239	103.139	102.989	102.889
3.125	103.553	103.453	103.350	103.213
3.250	103.979	103.879	103.779	103.616
3.375	103.621	103.542	103.427	103.324
3.500	104.015	103.930	103.846	103.686
3.625	104.454	104.370	104.285	104.098
3.750	105.001	104.917	104.832	104.089
3.875	104.777	104.755	104.733	104.282
4.000	105.152	105.130	105.108	103.708
4.125	105.525	105.503	105.481	103.715
4.250	106.077	106.086	106.095	99.142
4.375	99.493	99.393	99.243	99.143

30 Yr Fixed FHA Streamline High Balance

Rate	15 Day	30 Day	45 Day
2.250	99.328	99.205	99.086
2.375	99.898	99.775	99.655
2.500	100.361	100.238	100.119
2.625	100.736	100.613	100.494
2.750	101.573	101.473	101.323
2.875	101.995	101.895	101.745
3.000	102.212	102.105	101.991
3.125	102.429	102.321	102.207
3.250	102.360	102.260	102.110
3.375	101.936	101.890	101.747
3.500	102.102	102.056	101.913
3.625	102.357	102.302	102.158

FHA Pricing Adjustments

FHA FICO Price Adjustments

<= 110K	> 110K <= 225K	> 225K
0.250	0.225	0.200
0.200	0.200	0.200
0.150	0.150	0.150
0.075	0.075	0.075
-0.150	-0.050	0.000
-1.250	-1.250	-1.250
-1.600	-1.500	-1.500
-2.000	-2.000	-2.000

FHA Adjusters

DTI >= 50% & <55%	-0.125
DTI >= 55%	-0.250
New Jersey 2 Units	-0.125
New Jersey 3-4 Units	-0.125
High Balance	-0.125
NJ, NY	0.000



Gift funds are eligible. Gifts of equity, business assets are ineligible.

Max Cash in hand \$500,000 for HCLTV over 55% (No limit below 55% HCLTV); Delayed Financing has Cash Out pricing

Refer to AUS / Fannie Mae Guidelines

Property purchased within 180 days of the loan application

Max DTI 45% - refer to eligibility matrix

Escrow Waiver Allowed. No adj in NY

Extension: 2.5 bps per day. Relock: 15 days - 25 bps , 30 days - 37.5 bps

Refer to AUS / Fannie Mae Seller Guide, VOE within 10 days of consummation is required

Not Available

Minimum LA \$1 over Conforming Loan Limit (1 unit \$ 548,251, 2 units \$702,001, 3 units \$848,501, 4 units \$1,054,501)

Maximum Loan Amount \$3,000,000 (Over \$2,000,000 Manual UW is required)

No MI Required

7 years from BK, FCL, SS, DL, Modification; FRB - 6 payments out of FRB required

Max Points and Fees 3%, Lender Paid Compensation is available

OO, NOO, 2nd Home: 1-4,PUD,Condo (Refer to AUS)

AUS products up to \$2,000,000 loan amount may defer to AUS requirements for reserves and DTI (max 45 DTI)

TX 50(a)(6) ineligible, CEMA is eligible

30 Y & 15 Y Fixed Only

DU findings Approve/Ineligible due to loan amount or cash-out refinance over 80% only (for loans up to \$2mm), Manual UW (for Loans over \$2mm), HPML Loans are ineligible

* Additional Requirements may apply. See matrix and guidelines for details

Contacts & Links

Lock Desk/Scenario: 305.824.2421 | lock@admortgage.com | www.admortgage.com

0	2Y P&L Only	-0.250	-0.250	-0.250	-0.250	-0.250
5	Asset Utilization	-1.000	-1.000	-1.000	-1.000	-1.000
0	WVOE	-0.750	-0.750	-0.750	-0.750	-0.750
5	1099	-0.250	-0.250	-0.250	-0.250	-0.250
0	Condo	-0.250	-0.250	-0.250	-0.250	-0.250
5	Condotel	-1.500	-1.500	-1.500	-1.500	NA
0	2nd Home	-0.375	-0.375	-0.500	-0.500	-0.750
5	2-4 Unit	-0.375	-0.500	-0.500	-0.500	-0.500
0	Cashout	0.000	-0.250	-0.500	-0.500	-0.500
5	Loan \$1,500,001-2,000,000	0.000	0.000	0.000	0.000	-0.250
0	Loan \$2,000,001-2,500,000	-0.250	-0.250	-0.250	-0.375	-0.375
5	Loan \$2,500,001-3,000,000	-0.375	-0.375	-0.375	-0.500	-0.625
0	Loan \$3,000,001-3,500,000	-0.750	-0.750	-0.750	-1.000	NA
5	Loan \$3,500,001-4,000,000	-1.000	-1.000	-1.000	NA	NA
0	Interest Only	-0.375	-0.375	-0.375	-0.375	-0.625
5	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250
0	DTI > 50%	-0.500	-0.500	-0.500	-0.500	-0.750
5	Investment	-0.750	-0.750	-0.750	-0.750	-0.750
	2 yr PPP (inv only)	-0.500	-0.500	-0.500	-0.500	-0.500
	1Yr PPP (inv only)	-1.000	-1.000	-1.000	-1.000	-1.000
	No PPP (inv only)	-1.500	-1.500	-1.500	-1.500	-1.500
	40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500
	NY	-0.500	-0.500	-0.500	-0.500	-0.500
	Non-Permanent Resident	-1.000	-1.000	-1.000	-1.000	-1.000

	Fees	Mortgage History	Credit Event	Residual Income	Reserves	5/1 ARM Cap
	UW Fee \$1495 Tax \$80 Flood \$11	0x30x12 and 0x90x24	24 months	\$2,000	3 months PITIA	2/2/5

Underwriting Requirements		
▫ \$100,000	Maximum Loan Amount	\$4,000,000
▫ Second Appraisal required for loan amounts > \$1.5MM		
Seasoned for 60 days, 120 days age max ▫ Gift funds allowed (under 80% CLTV Borr Contribution Required: OO - 0% , Inv - 20%)		
Reserves for purchase transactions ▫ Overseas Assets sourced and seasoned for 60 days ▫ 1031 Exchange Eligible		
\$1,000,000 ▫ No Cash Out limit for CLTV < 55% ▫ May be used for Reserves ▫ Delayed Financing has Cash Out pricing		
12 months OR 2 for past >=24 months ▫ Middle Lowest for multiple borrowers, Lowest if only 2 scores ▫ 120 days age max		
Credit Event. ▫ Credit Event		
CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, TN, TX, UT, VT, WA, WI, WY		
for all HPML Loans ▫ No Escrow Waiver with Interest Only ▫ No Escrow Waiver Adj in NY		
Documents should be submitted by AE		
Annual Conforming Full Documentation Income ▫ 120 days age max ▫ DTI 55% Max on O/O		
Qualifying Assets are 100% Cash or Money Market, 90% from Public Securities, 70% from Retirement Accounts ▫ DTI 55% Max on		

1099	-0.250	-0.250	-0.250	-0.250	-0.250
Condo	-0.250	-0.250	-0.250	-0.250	-0.250
Condotel	-1.500	-1.500	-1.500	-1.500	NA
2nd Home	-0.375	-0.375	-0.500	-0.500	-0.750
2-4 Unit	-0.375	-0.500	-0.500	-0.500	-0.500
Cashout	0.000	-0.250	-0.500	-0.500	NA
Loan \$1,000,001-1,500,000	0.000	0.000	0.000	-0.250	-0.250
Interest Only	-0.375	-0.375	-0.375	-0.375	-0.625
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250
DTI > 50%	-0.500	-0.500	-0.500	-0.500	-0.750
Investment	-0.750	-0.750	-0.750	-0.750	-0.750
2 yr PPP (inv only)	-0.500	-0.500	-0.500	-0.500	-0.500
1Yr PPP (inv only)	-1.000	-1.000	-1.000	-1.000	-1.000
No PPP (inv only)	-1.500	-1.500	-1.500	-1.500	-1.500
40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500
NY	-0.500	-0.500	-0.500	-0.500	-0.500
Non-Permanent Resident	-1.000	-1.000	-1.000	-1.000	-1.000

Fees	Mortgage History	Credit Event	Residual Income	Reserves	5/1 ARM Cap
UW Fee \$1495 Tax \$80 Flood \$11	0x60x12	12 months	1500	3 months PITIA	2/2/5

Underwriting Requirements

▫ \$100,000

Maximum Loan Amount

Second Appraisal required for loan amounts > \$1.5MM

Seasoned for 60 days, 120 days age max ▫ Gift funds allowed (under 80% CLTV Borr Contribution Required: OO - 0% , Inv - 20%)
 s for purchase transactions ▫ Overseas Assets sourced and seasoned for 60 days ▫ 1031 Exchange Eligible

000,000 ▫ No Cash Out limit for CLTV < 55% ▫ May be used for Reserves ▫ Delayed Financing has Cash Out pricing
 ns OR 2 for past >=24 months ▫ Middle Lowest for multiple borrowers, Lowest if only 2 scores ▫ 120 days age max
 fication are considered as a Credit Event.

, GA, ID, IL, MD, MI, NC, NH, NJ, NY, OR, PA, SC, VA, TN, TX, UT

T, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, TN, T

, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, PA, RI, SC, TN, TX, VA, WA, WI, WV,

all HPML Loans ▫ No Escrow Waiver with Interest Only ▫ No Escrow Waiver Adj in NY

ts should be submitted by AE

I Conforming Full Documentation Income ▫ 120 days age max ▫ DTI 55% Max on O/O

Qualifying Assets are 100% Cash or Money Market, 90% from Public Securities, 70% from Retirement Accounts ▫ DTI 55% Max on
 License or Business LOE for Personal BK Stmts | Tax Preparer / CPA Prepared P&L for Business BK Stmts (UW will review industr
 55% Max on O/O

or 1 year(s) P&L Provided by Licensed CPA, Enrolled Tax Agent or Licensed Tax Preparer ▫ DTI 55% Max on O/O

IMA Form 1005 for 2 year history with same employer ▫ DTI 55% Max on O/O

ed, 40 Year Fixed. 120 Months of I/O Period, 240/360 Months of Amortization, Qualified at Amortized PITIA Payment after I/O

00% (OO) and 75% (Investment)▫ Max CLTV for Condo 75% (OO) and 70% (Investment)▫ No CLTV limitations on 1-4 units witho

	Loan \$2,500,001-3,000,000	-0.375	-0.375	NA	NA	NA
	Interest Only	-0.375	-0.375	-0.625	-0.625	-0.625
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250
	2 yr PPP	-0.500	-0.500	-0.500	-0.500	-0.500
	1Yr PPP	-1.000	-1.000	-1.000	-1.000	-1.000
	No PPP	-1.500	-1.500	-1.500	-1.500	-1.500
	40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500
	NY	-0.500	-0.500	-0.500	-0.500	-0.500
	Non-Permanent Resident	-1.000	-1.000	-1.000	-1.000	-1.000

	Fees	Mortgage History	Credit Event	Residual Income	Reserves	5/1 ARM Cap
	UW Fee \$1495 Tax \$80 Flood \$11	0x30x12 and 0x90x24	24 months	NA	3 months PITIA	2/2/5

Underwriting Requirements

▫ \$100,000
 Maximum Loan Amount
 ▫ Second Appraisal required for loan amounts > \$1.5MM
 and seasoned for 60 days, Documents good for 120 days ▫ Gift funds allowed (Required Borr Contribution: Inv-20%) ▫ Overseas
 \$1,000,000 ▫ No Cash Out limit for CLTV < 55% ▫ May be used for Reserves ▫ Delayed Financing has Cash Out pricing
 months OR 2 for past >=24 months ▫ Middle Lowest for multiple borrowers, Lowest if only 2 scores ▫ 120 days age max
 Modification are considered as a Credit Event.
 CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, T
 E, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, PA, RI, SC, TN, TX, VA, WA, WI,
 available ▫ No Escrow Waiver Adj in NY
 requests should be submitted by AE
 t / PITIA. Higher lease amt may be used if within 15% of the rents on 1007. If lease amt higher by more than 15%, 3 cancelled
 Fixed, 40 Year Fixed. 120 Months of I/O Period, 240/360 Months of Amortization, Qualified at Amortized PITIA Payment after
 is 75% ▫ Max CLTV for Condo 70% ▫ No CLTV limitations on 1-4 units without community
 L, L-1, E1-E3, NATO, O1, R1, TN (additional statuses allowed are listed in the guidelines exhibit 1) ▫ Max 80% CLTV ▫ Foreign Na
 erties (Vacant or Tenant Occupied - Lease Agreement Not Required of Not Used in DTI)
 paid Points and Fees must be less than 5% (including Lender fees) ▫ Broker's Maximum Compensation 3.00% (Borrower Paid)
 points ▫ Broker's Processing Fee is a part of broker's compensation and capped at maximum allowed compensation ▫ Third P
 financed into LA max CLTV 70%
 ▫ Standard PP Term - 3 years ▫ Penalty Amount: 6 months of interest on any amount over 20% of Note Principal ▫ PPP not all
 \$263,975 in PA, loans vested to individuals in IL,NJ - buydown required or close in LLC
 idences ▫ Townhomes ▫ Condo Warrantable/Non-warrantable (Limited Review 70% CLTV Max) ▫ Condotels ▫ 2-4 Units ▫
 y property or must have owned any property within past 24 months
 r less ▫ 4% if CLTV greater than 70%

Interest Only	-0.375	-0.375	-0.625	-0.625	-0.625
Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250
2 yr PPP	-0.500	-0.500	-0.500	-0.500	-0.500
1Yr PPP	-1.000	-1.000	-1.000	-1.000	-1.000
No PPP	-1.500	-1.500	-1.500	-1.500	-1.500
40 Year Fixed	-0.500	-0.500	-0.500	-0.500	-0.500
NY	-0.500	-0.500	-0.500	-0.500	-0.500

Fees	Mortgage History	Credit Event	Reserves	Primary Owner (DSCR)	5/1 ARM Cap
UW Fee \$1495 Tax \$80 Flood \$11	0x30x12 and 0x90x24	24 months	12 months	Required	2/2/5

Underwriting Requirements		
▫ \$100,000	Maximum Loan Amount	

cond Appraisal required for loan amounts > \$1.5MM

for 60 days, Documents good for 120 days ▫ Gift funds allowed (Required Borr Contribution: Inv-20%) ▫ Overseas Assets sour

0 ▫ No Cash Out limit for CLTV < 55% ▫ May be used for Reserves ▫ Delayed Financing has Cash Out pricing

use DSCR Grade at 60% CLTV Max (Cashout 55% CLTV Max), 12m reserves

exists) ▫ 1 Bank Reference Letter

are considered as a Credit Event.

E, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA

ID, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, MT, NC, NE, NH, NJ, NM, NY, OH, OK, PA, RI, SC, TN, TX, VA, WA, WI, WV, WY

Escrow Waiver Adj in NY

d be submitted by AE

gher lease amt may be used if within 15% of the rents on 1007. If lease amt higher by more than 15%, 3 cancelled checks requi

Years and YTD , DSCR ratio not considered. ▫ DTI 43% Max

ear Fixed. 120 Months of I/O Period, 240/360 Months of Amortization, Qualified at Amortized PITIA Payment after I/O Period,

2, P-1, P-2 or Visa Waiver Program with valid ESTA

nt or Tenant Occupied - Lease Agreement Not Required of Not Used in DTI)

nd Fees must be less than 5% (including Lender fees) ▫ Broker's Maximum Compensation 3.00% (Borrower Paid) , 2.75% (Lend
 sing Fee is a part of broker's compensation and capped at maximum allowed compensation ▫ Third Party's Processing Fee all

o LA max CLTV 65%

PP Term - 3 years ▫ Penalty Amount: 6 months of interest on any amount over 20% of Note Principal ▫ PPP not allowed and b

ested to individuals in IL, NJ - buydown required or close in LLC

Personal	8.500	8.750	8.990	9.250	9.490	
	8.750	8.990	9.250	9.490	9.750	
	8.990	9.250	9.490	9.750	9.990	
	9.250	9.490	9.750	9.990	10.250	
	9.490	9.750	9.990	10.250		
Commercial	8.990	9.250	9.490	9.750		
	Lender Points		Penalty 1st year	Penalty 2nd Year	Credit Event (CE)	
	2.000	0.000	0.000	0 month		
Investment	1.000	1.000	0.000	UW Fee		
	0.000	2.000	1.000	\$1,495		
General Parameters			Rate Adjustment		Min FICO	
Commercial	Rate & Term		0.000	580		
	Cash Out		0.250	620		
	Loan \$500,001-1,500,000		0.000	580		
	Loan \$1,500,001-2,500,000		0.250	620		
	Loan \$2,500,001-5,000,000		0.500	640		
Residential	Condo		0.000	580		
	1-4 Unit		0.000	580		
	New Construction PUD		0.000	620		
	New Construction Condo		0.000	620		
Commercial	Office, Multifamily, Condohotel		0.500	620		
	Retail, Mixed Use, Other		Per Request			
Underwriting Requirements						
Loan Amount	\$75,000		Maximum Loan Amount	\$5,000,000		
Investment Property (PPP)	Investment Property - Residential Vacant or Tenant Occupied - Lease Agreement Not Required					
	Investment Property - 5 Year Fixed Interest Only, Balloon in the End					
	Lender allows to increase Loan Amount by 2% to finance broker points / closing costs with no change to Rate & 65%					
	Standard PPP Term 24 Months Partial Prepayment of 20% of Note Allowed at no PPP Fee					
	Partial Prepayment of more than 20% of Note Allowed after the payment of applicable PPP Fee					
	\$500 FL \$2200 All Other States					
	Investment - LLCs/Corp Only					
	Personal Guarantees required for all loans titled in the name of an LLC or Corporation					
	120 days age maximum Second Appraisal required for loan amounts >= \$1MM					
	No assets Sourced, No Seasoning, Escrow Money Verification Required					
Nationwide. NY + 0.25% to the rate						
Total Borrower Paid Points and Fees must be below 5% Borrower Paid Comp Only Processing Fee Allowed						
4% if 65% LTV or less 3% if LTV greater than 65% up to 70%						
Minimum FICO is 660						
Contacts & Links						