



## **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

day's Price	Difference	Better/Worse
<b>Conventional 30yr Fixed</b>		
0.4368	1.368	↑
0.3423	0.423	↑
<b>Conventional 15yr Fixed</b>		
0.3217	1.217	↑
0.2741	0.741	↑
<b>FHA 30yr Fixed</b>		
0.4318	0.318	↑
0.4003	0.003	↑



Thanksgiving special
<b>Conventional</b>
Cyber Monday Purchase (<=\$ 625,000, Fixed Only)

## Lock Terms

Relock Term	Cost+Worst Pricing
15 Days	0.250
30 Days	0.375

LOCK EXPIRATIONS	
30 day	12/30/2021
45 day	1/14/2022
60 day	1/29/2022

## General Information

CING ADJUSTMENTS	
ensions <sup>1</sup>	Cost
/	0.025
s	0.075
s	0.175
vs	0.375
ys	0.625

FEES	
Admin Fee	
Conf & Govt	\$995
Tax Service Fee	\$80
Flood Certification Fee	\$11

AILING ADDRESSES	
gage Loss Payee Clause:	
A&D Mortgage, LLC	
ccessors and/or Assigns	
ederal Hwy, Hollywood, FL 33020	

SALES LEADERSHIP	
Jerry Mojarro   Regional Manager, We	
jerry.mojarro@admortgage.com	

ELIGIBLE STATES	
CT, DC, GA, ID, IL, MD, MI, NC, PA, VA, TN, TX, NY, SC, UT	

LENDER/SPONSOR ID	
FHA	

Max Slyusarchuk   Regional Manager, So
sflteam@admortgage.com

1	99.280	99.184	99.089	2.500	100.526	100.404	100.280	100.155	2.375	102.104	102.026	101.9
20	100.129	100.034	99.938	2.625	101.378	101.257	101.132	101.008	2.500	102.698	102.591	102.5
95	101.104	101.009	100.913	2.750	102.108	101.987	101.862	101.738	2.625	103.184	103.082	103.0
32	101.741	101.646	101.551	2.875	102.741	102.619	102.495	102.370	2.750	103.665	103.580	103.4
45	102.254	102.159	102.064	3.000	103.217	103.096	102.971	102.847	2.875	104.057	103.972	103.8
30	102.678	102.582	102.487	3.125	103.636	103.515	103.391	103.266	3.000	104.497	104.412	104.3
23	103.302	103.185	103.067	3.250	103.986	103.835	103.688	103.542	3.125	104.880	104.795	104.7
40	103.819	103.702	103.584	3.375	104.498	104.347	104.201	104.054	3.250	105.078	105.014	104.9
58	104.247	104.130	104.013	3.500	104.896	104.745	104.599	104.452	3.375	105.455	105.391	105.3
41	104.435	104.334	104.202	3.625	105.241	105.090	104.944	104.797	3.500	105.778	105.714	105.6
97	104.621	104.533	104.445	3.750	104.712	104.620	104.518	104.415	3.625	106.149	106.085	106.0
53	105.077	104.989	104.901	3.875	105.164	105.073	104.970	104.868	3.750	105.825	105.754	105.6
98	105.431	105.343	105.255	4.000	105.488	105.396	105.294	105.191	3.875	106.244	106.173	106.0
32	105.729	105.642	105.554	4.125	105.783	105.691	105.589	105.486	4.000	106.647	106.576	106.4
37	105.956	105.912	105.868	4.250	105.587	105.550	105.487	105.436	4.125	106.976	106.905	106.8
53	106.321	106.278	106.234	4.375	105.837	105.802	105.739	105.688	4.250	106.583	106.540	106.4

### Inventional 5/6 ARM

Y	30 Day	45 Day	60 Day
7	99.787	99.763	99.740
46	100.121	100.092	100.064
92	100.462	100.427	100.394
33	100.798	100.757	100.719
99	101.059	101.013	100.969
02	101.335	101.265	101.207
60	101.593	101.523	101.453
32	101.815	101.752	101.693
70	102.110	102.041	101.977
52	102.397	102.323	102.254
53	102.693	102.613	102.538
64	102.980	102.894	102.814
78	102.998	102.907	102.822
01	103.006	102.909	102.818
03	103.013	102.910	102.815
05	103.010	102.901	102.800
64	103.054	102.940	102.834
06	103.101	102.981	102.870

### Conventional 7/6 ARM

Rate	15 Day	30 Day	45 Day	60 Day
1.750	99.188	99.168	99.145	99.121
1.875	99.646	99.621	99.592	99.563
2.000	100.093	100.063	100.028	99.995
2.125	100.549	100.514	100.474	100.435
2.250	100.963	100.923	100.877	100.833
2.375	101.375	101.330	101.278	101.229
2.500	101.768	101.718	101.661	101.607
2.625	102.177	102.122	102.059	102.000
2.750	102.308	102.248	102.180	102.115
2.875	102.427	102.362	102.288	102.218
3.000	102.527	102.457	102.377	102.302
3.125	102.645	102.570	102.484	102.404
3.250	102.806	102.726	102.635	102.549
3.375	102.970	102.885	102.788	102.697
3.500	103.119	103.029	102.927	102.831
3.625	103.281	103.186	103.078	102.977
3.750	103.302	103.202	103.088	102.982
3.875	103.317	103.212	103.092	102.981

### Conventional 10/6 ARM

Rate	15 Day	30 Day	45 Day
1.750	99.201	99.134	99.068
1.875	99.530	99.463	99.395
2.000	99.879	99.820	99.778
2.125	100.317	100.281	100.224
2.250	100.788	100.748	100.700
2.375	101.247	101.202	101.154
2.500	101.718	101.668	101.616
2.625	102.189	102.134	102.080
2.750	102.448	102.388	102.330
2.875	102.684	102.619	102.557
3.000	102.935	102.865	102.778
3.125	103.186	103.111	103.036
3.250	103.383	103.303	103.220
3.375	103.561	103.476	103.387
3.500	103.754	103.664	103.565
3.625	103.947	103.853	103.747
3.750	103.979	103.879	103.777
3.875	103.994	103.889	103.777

### Ready/HomePossible 30YF

Y	30 Day	45 Day	60 Day
9	97.488	97.393	97.298
4	98.383	98.288	98.192
1	99.280	99.184	99.089
20	100.129	100.034	99.938
95	101.104	101.009	100.913
32	101.741	101.646	101.551
45	102.254	102.159	102.064
30	102.678	102.582	102.487
23	103.302	103.185	103.067
40	103.819	103.702	103.584
58	104.247	104.130	104.013
6	104.396	104.278	104.161
77	104.621	104.533	104.445
53	105.077	104.989	104.901
98	105.431	105.343	105.255

### HomeReady/HomePossible 15YF

Rate	15 Day	30 Day	45 Day	60 Day
2.125	101.168	101.090	101.006	100.920
2.250	101.660	101.582	101.498	101.412
2.375	102.104	102.026	101.942	101.856
2.500	102.698	102.591	102.528	102.468
2.625	103.184	103.082	103.014	102.954
2.750	103.665	103.580	103.492	103.433
2.875	104.057	103.972	103.881	103.787
3.000	104.497	104.412	104.321	104.227
3.125	104.880	104.795	104.704	104.610
3.250	105.078	105.014	104.934	104.848
3.375	105.455	105.391	105.311	105.225
3.500	105.778	105.714	105.634	105.548
3.625	106.149	106.085	106.005	105.919
3.750	105.825	105.754	105.655	105.545
3.875	106.244	106.173	106.074	105.965

3	99.755	99.616	99.477	
7	100.609	100.470	100.331	
11	101.103	100.964	100.825	
19	101.471	101.332	101.193	
37	101.999	101.838	101.677	
34	102.546	102.385	102.224	
66	102.929	102.768	102.606	
52	103.224	103.063	102.902	
17	103.179	103.018	102.857	
95	102.816	102.699	102.582	
66	103.178	103.060	102.943	
35	103.456	103.339	103.222	
96	103.617	103.500	103.383	
34	102.600	102.527	102.454	
07	102.974	102.901	102.827	
65	103.232	103.159	103.086	

### Conventional HB 5/6 ARM

	30 Day	45 Day	60 Day
51	100.194	100.124	100.043
98	100.531	100.461	100.380
68	100.901	100.831	100.750
00	101.223	101.153	101.072
49	101.482	101.412	101.331
70	101.703	101.633	101.552
04	101.837	101.767	101.686
74	101.907	101.837	101.756
95	102.028	101.959	101.878

### Conventional HB 7/6 ARM

Rate	15 Day	30 Day	45 Day	60 Day
2.000	99.768	99.701	99.631	99.550
2.125	100.162	100.095	100.026	99.945
2.250	100.582	100.515	100.445	100.364
2.375	101.007	100.940	100.870	100.789
2.500	101.319	101.252	101.183	101.102
2.625	101.686	101.619	101.550	101.469
2.750	101.836	101.769	101.699	101.618
2.875	101.929	101.862	101.793	101.712
3.000	101.964	101.897	101.827	101.746

### Conventional HB 10/6 A

Rate	15 Day	30 Day	45 Day
2.000	99.870	99.803	99.730
2.125	100.217	100.150	100.077
2.250	100.565	100.498	100.425
2.375	100.854	100.787	100.714
2.500	101.201	101.134	101.061
2.625	101.547	101.480	101.407
2.750	101.674	101.607	101.534
2.875	101.675	101.608	101.535
3.000	101.767	101.700	101.627

### HomeReady/HomePossible HB30YF

	30 Day	45 Day	60 Day
7	98.279	98.140	
4	99.036	98.897	
3	99.755	99.616	
17	100.609	100.470	
11	101.103	100.964	
19	101.471	101.332	
37	101.999	101.838	
34	102.546	102.385	
66	102.929	102.768	
52	103.224	103.063	
17	103.179	103.018	
95	102.816	102.699	
66	103.178	103.060	
35	103.456	103.339	
96	103.617	103.500	

### HomeReady/HomePossible HB15YF

Rate	15 Day	30 Day	45 Day	60 Day
2.250	100.500	100.408	100.320	
2.375	101.025	100.925	100.830	
2.500	102.699	102.592	102.529	
2.625	103.181	103.074	103.011	
2.750	103.653	103.546	103.485	
2.875	103.977	103.871	103.810	
3.000	104.295	104.188	104.133	
3.125	104.313	104.212	104.127	
3.250	104.805	104.705	104.621	
3.375	105.133	105.033	104.953	
3.500	105.332	105.232	105.153	
3.625	105.145	105.041	104.989	
3.750	105.483	105.379	105.328	
3.875	105.627	105.522	105.474	
4.000	105.965	105.861	105.811	

-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
-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
<b>80.01-95</b>	-0.500	-0.250
<b>80.01-95</b>	-0.750	-0.500
<b>90.01-95</b>	-1.000	-0.750
<b>76.01-90</b>	-1.000	-0.750
<b>95.01-97</b>	-1.500	-1.500
Possible	-0.500	-0.500

<b>720-739</b>	-0.375	-1.000	-1.000
<b>700-719</b>	-0.375	-1.000	-1.000
<b>680-699</b>	-0.375	-1.125	-1.125
<b>660-679</b>	-0.625	-1.125	-1.125
<b>640-659</b>	-0.625	-1.625	-1.625
<b>620-639</b>	-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%

ent 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

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

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

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

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

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

stment applies on top of other HB adjustments

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

&D 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 of Regulation Z, and is not meant for use by the general public.



607	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
626	102.503	102.440	102.304	2.625	102.626	102.503	102.440	102.304	2.250	101.509	101.390	101.329
058	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
689	103.589	103.439	103.339	3.000	103.471	103.363	103.282	103.145	2.625	102.717	102.597	102.536
003	103.903	103.753	103.653	3.125	103.914	103.806	103.725	103.588	2.750	102.917	102.817	102.667
318	104.210	104.129	103.991	3.250	104.318	104.210	104.129	103.991	2.875	103.117	103.017	102.867
771	103.971	103.821	103.721	3.375	103.963	103.917	103.800	103.699	3.000	103.201	103.101	103.009
425	104.279	104.162	104.061	3.500	104.325	104.279	104.162	104.061	3.125	103.573	103.543	103.465
737	104.691	104.574	104.473	3.625	104.737	104.691	104.574	104.473	3.250	103.702	103.602	103.452
706	104.663	104.515	104.464	3.750	104.631	104.663	104.515	104.464	3.375	103.296	103.244	103.191
440	104.856	104.708	104.657	3.875	104.824	104.856	104.708	104.657	3.500	103.646	103.579	103.514
608	104.408	104.258	104.158						3.625	103.886	103.833	103.780
515	104.415	104.265	104.165						3.750	103.898	103.829	103.761
442	99.842	99.692	99.592						3.875	104.162	104.094	104.025
443	99.843	99.693	99.593						4.000	101.895	101.795	101.645

## High Balance 30 Yr Fixed

	30 Day	45 Day	60 Day
88	99.388	99.238	99.138
54	99.854	99.704	99.604
61	100.238	100.119	99.983
736	100.613	100.494	100.358
083	101.883	101.733	101.633
005	102.305	102.155	102.055
991	102.191	102.041	101.941
229	102.325	102.207	102.075
770	102.670	102.520	102.420
212	102.112	101.962	101.862
771	102.371	102.221	102.121
767	102.667	102.517	102.417
555	102.855	102.705	102.605
005	101.805	101.655	101.555
443	102.043	101.893	101.793
290	102.190	102.040	101.940
601	100.401	100.251	100.151
280	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

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
DTI >= 55%	
New Jersey 2 Units	-0
New Jersey 3-4 Units	-0
High Balance	-0
NJ, NY	0



98.781	98.656	98.531	98.406	<b>2.875</b>	99.857	99.732	99.607	99.48
99.226	99.101	98.976	98.851	<b>3.000</b>	100.170	100.045	99.920	99.79
99.634	99.509	99.384	99.259	<b>3.125</b>	100.424	100.299	100.174	100.0
99.957	99.832	99.707	99.582	<b>3.250</b>	100.576	100.451	100.326	100.2
100.455	100.330	100.205	100.080	<b>3.375</b>	100.742	100.617	100.492	100.3
100.906	100.781	100.656	100.531	<b>3.500</b>	100.892	100.767	100.642	100.5
101.254	101.129	101.004	100.879	<b>3.625</b>	100.998	100.873	100.748	100.6
101.507	101.382	101.257	101.132	<b>3.750</b>	101.081	100.956	100.831	100.7
101.705	101.580	101.455	101.330	<b>3.875</b>	n/a	n/a	n/a	n/a
101.855	101.730	101.605	101.480	<b>4.000</b>	n/a	n/a	n/a	n/a
101.975	101.850	101.725	101.600	<b>4.125</b>	n/a	n/a	n/a	n/a
102.059	101.934	101.809	101.684	<b>4.250</b>	n/a	n/a	n/a	n/a
102.099	101.974	101.849	101.724	<b>4.375</b>	n/a	n/a	n/a	n/a
102.119	101.994	101.869	101.744	<b>4.500</b>	n/a	n/a	n/a	n/a
102.141	102.016	101.891	101.766	<b>4.625</b>	n/a	n/a	n/a	n/a

**102.5**

### Loan Level Price Adjustments

HCLTV	<b>0-55</b>	<b>55.01-60</b>	<b>60.01-65</b>	<b>65.01-70</b>	<b>70.01-75</b>	<b>75.01-80</b>	<b>80.01-85</b>	<b>85.01-8</b>
800+	0.7500	0.7500	0.6250	0.5000	0.5000	0.3750	0.1250	0.125
80 - 799	0.7500	0.7500	0.6250	0.5000	0.5000	0.3750	0.1250	0.125
60 - 779	0.7500	0.6250	0.5000	0.3750	0.3750	0.2500	0.0000	-0.12
40 - 759	0.6250	0.5000	0.3750	0.2500	0.2500	0.1250	-0.1250	-0.25
20 - 739	0.5000	0.3750	0.2500	0.1250	0.0000	-0.1250	-0.2500	-0.50
00 - 719	0.2500	0.1250	0.0000	-0.1250	-0.3750	-0.5000	-0.6250	-0.75
80 - 699	0.0000	-0.1250	-0.2500	-0.5000	-0.7500	-1.0000	-1.2500	-1.37
60 - 679	-0.2500	-0.3750	-0.5000	-0.8750	-1.2500	-1.7500	n/a	n/a

### Other LLPA

	<b>0-55</b>	<b>55.01-60</b>	<b>60.01-65</b>	<b>65.01-70</b>	<b>70.01-75</b>	<b>75.01-80</b>	<b>80.01-85</b>	<b>85.01-8</b>
Purchase	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.3750	0.375
/Term Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.25
in Out Refi	-0.250	-0.250	-0.250	-0.2500	-0.5000	-0.7500	-1.0000	-1.25
estment	-0.5000	-0.5000	-0.7500	-1.0000	-1.2500	-1.5000	NA	NA
Now Waiver	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.12
employed	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.000
No MI	0.000	0.000	0.000	0.000	0.000	0.000	-1.000	-1.37
nual UW	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-1.000	-1.00

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](mailto:lock@admortgage.com) | [www.admortgage.com](http://www.admortgage.com)

ZY P&L Only	-0.250	-0.250	-0.250	-0.250	-0.250
Asset Utilization	-1.000	-1.000	-1.000	-1.000	-1.000
WVOE	-0.750	-0.750	-0.750	-0.750	-0.750
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	-0.500
Loan \$1,500,001-2,000,000	0.000	0.000	0.000	0.000	-0.250
Loan \$2,000,001-2,500,000	-0.250	-0.250	-0.250	-0.375	-0.375
Loan \$2,500,001-3,000,000	-0.375	-0.375	-0.375	-0.500	-0.625
Loan \$3,000,001-3,500,000	-0.750	-0.750	-0.750	-1.000	NA
Loan \$3,500,001-4,000,000	-1.000	-1.000	-1.000	NA	NA
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	0x30x12 and 0x90x24	24 months	\$2,000	3 months PITIA	2/2/5

## Underwriting Requirements

- \$100,000 Maximum Loan Amount \$4,000
- Second Appraisal required for loan amounts > \$1.5MM
- seasoned for 60 days, 120 days age max    ▫ Gift funds allowed (under 80% CLTV Borrower Contribution Required: OO - 0%, Inv - 2%)
- 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
- 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.
- DC, GA, ID, IL, MD, MI, NC, NH, NJ, NY, OR, PA, SC, VA, TN, TX, UT
- 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, WI
- 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, WV
- or all HPML Loans    ▫ No Escrow Waiver with Interest Only    ▫ No Escrow Waiver Adj in NY
- tests should be submitted by AE
- Final 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 O/O

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
<b>UW Fee \$1495 Tax \$80 Flood \$11</b>	<b>0x60x12</b>	<b>12 months</b>	<b>1500</b>	<b>3 months PITIA</b>	<b>2/2/5</b>

## 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  
ification are considered as a Credit Event.

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

, 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

icense or Business LOE for Personal BK Stmt | Tax Preparer / CPA Prepared P&L for Business BK Stmt (UW will review industry

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/C

80% (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

um ▫ Second Appraisal required for loan amounts > \$1.5MM  
nd seasoned for 60 days, Documents good for 120 days ▫ Gift funds allowed (Required Borr Contribution: Inv-20%) ▫ Overseas  
d \$1,000,000 ▫ No Cash Out limit for CLTV < 55% ▫ May be used for Reserves ▫ Delayed Financing has Cash Out pricing  
onths 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.

D, 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

quests 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  
D 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 or Not Used in DTI)

Paid Points and Fees must be less than 5% (including Lender fees) ▫ Broker's Maximum Compensation 3.00% (Borrower Paid)  
nts ▫ 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

or less ▫ 4% if CLTV greater than 70%

	-0.375	-0.375	-0.625	-0.625	-0.625
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.250
Escrow Waiver	-0.500	-0.500	-0.500	-0.500	-0.500
2 yr PPP	-1.000	-1.000	-1.000	-1.000	-1.000
1Yr PPP	-1.500	-1.500	-1.500	-1.500	-1.500
No PPP	-0.500	-0.500	-0.500	-0.500	-0.500
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 source of funds ▫ 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, WI, WV, WY, 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

▫ be submitted by AE

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

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 or Not Used in DTI)

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

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

8.300	8.750	8.550	9.250
8.750	8.990	9.250	9.490
8.990	9.250	9.490	9.750
9.250	9.490	9.750	9.990
9.490	9.750	9.990	10.250
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
1.000	1.000	0.000	<b>UW Fee</b>
0.000	2.000	1.000	<b>\$1,495</b>

General Parameters	Rate Adjustment	Min FICO
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
Condo	0.000	580
1-4 Unit	0.000	580
New Construction PUD	0.000	620
New Construction Condo	0.000	620
Office, Multifamily, Condominium	0.500	620
Retail, Mixed Use, Other	<b>Per Request</b>	

## Underwriting Requirements

Maximum Loan Amount **\$5,000,000**

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