

The below rates are wholesale, and are subject to a brokerage fee of 2.000% of the loan amount, plus \$995 loan processing fee. Please note that the lender charges \$1,295 admin / underwriting fee. Rates and terms are subject to change without notice. For real estate professionals only. Not for the general public. Not a commitment to lend.

PROGRAM PRICING

| PURCHASE | | | | |
|---|--------|--------|--------|--------|
| LTV / FICO | ≥725+ | ≥700 | ≥675 | ≥650 |
| 65% | 4.875% | 4.999% | 5.125% | 5.625% |
| 70% | 4.999% | 5.125% | 5.250% | 5.750% |
| 75% | 5.250% | 5.375% | 5.500% | 5.999% |
| 80% | 5.500% | 5.625% | 5.750% | 6.250% |
| 85% | 6.500% | 6.625% | 6.750% | 6.999% |
| 90% | 7.250% | 7.375% | | |
| Round to Nearest 1/8 or 0.001 under a whole number | | | | |
| LTV Max | | | | |
| Refi R/T | 85% | 85% | 80% | 80% |
| Cash Out | 80% | 80% | 80% | 75% |
| CLTV* | 90% | 90% | 85% | 85% |
| *LTV -5%, allows +5% CLTV (can not exceed 90%) | | | | |
| Administration / Underwriting / Commitment Fee - \$1,295 | | | | |

ADJUSTMENTS

| Description | Rate | Note |
|---------------------|--------|---|
| Lender Paid | 0.500% | 1.250% Lender Paid Compensation |
| 30-Year Fixed | 0.375% | Program pricing is a 7/1 Hybrid ARM |
| < \$ 350,000 | 0.250% | Minimum Loan Amount is \$150,000 |
| > \$ 1,000,000 | 0.125% | LTV/CLTV @ -5% Purch & R/T, -10% C/O |
| > \$ 1,500,000 | 0.250% | LTV/CLTV @ -10% Purch & R/T, -15% C/O |
| > \$ 2,000,000 | 0.375% | LTV/CLTV @ -10% Purch & R/T, 65% Max C/O (60% Max 12mth Bk Stmt) |
| Cash Out >70% LTV | 0.250% | |
| Interest Only | 0.125% | Loan Amt ≥\$250k |
| Condo S.F. & So. FL | 0.250% | Max LTV/CLTV 70% Condos in San Francisco & Broward/Dade County FL |
| 24-Bank Stmts | 0.125% | ≤70% LTV, Personal or Business Accounts |
| 24-Bank Stmts | 0.250% | >70% LTV, Personal or Business Accounts |
| 12-Bank Stmts | 0.250% | Personal Account, ≤70% LTV (Gray Area Only) |
| 12-Bank Stmts | 0.375% | Personal Account, >70% LTV (Gray Area Only) |
| 12-Bank Stmts | 0.375% | Business Account, ≤70% LTV (Gray Area Only) |
| 12-Bank Stmts | 0.500% | Business Account, >70% LTV (Gray Area Only) |

GENERAL INFORMATION

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| <p>Income Documentation Wage Earner: Two Years W2 + Current Pay Stubs Self Employed: Two Years 1040s & 1120s + P&L OR Bank Statements Bank Statement Programs, Personal or Business Accounts 12-Mth Bk Stmt restricted to Gray Area for Purch & -5% LTV for Refi 12-Mth Bk Stmt still to confirm SE for 24-Mths</p> <p>Maximum Debt-to-Income Ratio 43% Back End</p> <p>Loan Terms 30-Year Amortized & Term - 7/1 Hybrid ARM or 30-Yr Fixed All Loans require impounding for Taxes & Insurance No Prepayment Penalty</p> <p>Index & Adjustment Caps Margin: 3.950% Index: 1-Year CMT Floor: Start Rate 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap</p> <p>Occupancy Owner Occupied Only</p> <p>Loan Amounts \$150,000 Minimum to \$3,000,000 Maximum (\$50 increments) Loan Amounts >\$1.0M Require Senior Management Approval Loan Amounts Greater than \$1.5M require Two (2) Appraisals</p> <p>Property Types SFR / Condos / Townhouse</p> <p>States CA</p> |
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GENERAL INFORMATION

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| <p>Foreclosure, Bankruptcy, Short Sale, Deed-in-Lieu Seasoning 24 months or 48 months if multiple events</p> <p>Cash-Out Maximum cash-out \$500,000 or \$300,000 when loan >\$1,000,000</p> <p>Credit Last 12 months mortgage history: 1x30 (no rolling) Use middle credit score of primary wage earner</p> <p>Assets Sourced & seasoned 60 days, Gift funds allowed</p> <p>Reserves LTV ≤ 80% – 6 months LTV > 80% – 12 months</p> <p>First Time Home Buyers Max 80% LTV / CLTV</p> <p>Secondary Financing Max LTV -10%, CLTV max 90%</p> |
| <p>*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.</p> <p>Broker Compensation including Processing Fees can be individually (i) Borrower Paid OR (ii) Lender Paid.</p> |
| <p>For real estate and mortgage professionals only. This information is intended for the exclusive use of licensed real estate and mortgage lending professionals in accordance with local laws and regulations. Distribution to the general public is prohibited. Rates and programs are subject to change without notice.</p> <p>National Mortgage Licensing System and Registry ID 463086</p> |