

7/1 Hybrid ARM		
LTV	Rate	Points
50%	6.999%	PAR
60%	7.250%	PAR
65%	7.500%	PAR
70%	7.750%	PAR
75%	7.999%	PAR

THE MISSION OF THIS PROGRAM IS TO PROVIDE FINANCING FOR LOANS THAT ARE NOT COVERED UNDER THE DODD-FRANK WALL STREET REFORM AND CONSUMER PROTECTION ACT AND ARE SPECIFICALLY EXCLUDED OR EXEMPT FROM THE APPLICATION OF ABILITY TO REPAY REGULATION. EXAMPLES OF LOANS INCLUDE FOREIGN NATIONAL, BUSINESS USE, & NON-OWNER OCCUPIED LOANS.

GENERAL INFORMATION

States: CA
Property Types SFR / Condos / Townhouse / 2-4 Units
Occupancy Owner - User / Second Home / Non Owner Documented ATR may be applicable under certain scenarios
Loan Terms 30 Year Amortization & Term - 7/1 Hybrid ARM
Index & Adjustment Caps Floored at Start Rate / 1-Year CMT / 6.950% Margin 2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap
Loan Amounts \$100,000 - \$2M (Round Down Loan Amount to \$50 increments) Loan Amounts >\$1,000,000 require Senior Management Approval Loan Amounts >\$1,000,000 require 600 Minimum FICO Loan Amounts >\$1,000,000 require an Appraisal & BPO Loan Amounts >\$1,500,000 require two Appraisals Appraisal &/or BPO from CSC AMC or are considered case-by-case
Loan Documentation Stated Income / Verified Assets (If Applicable)** ** Foreign National - Funds to Close Must Be Verified in U.S. Dollars with Valid Banking Relationship in Country of Origin Foreign National cash out ≥ 65% Case-by-Case basis Foreign National Loan Amt. >\$1,000,000 considered for NOO only Impounds for Taxes / Insurance Required Max CLTV 75%

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ADJUSTMENTS

Description	Rate	Fee*	Note
Business Loan	0.250%	--	Net Funds Must Be Delivered To the Business Entity or Acquisition
Cross Collateral	0.250%	--	Supplemental Property May Be Secured in 2nd Position with Appvl
Fix & Flip	0.375%	--	Borrower Must Provide Funds for All Repairs
>\$1,000,000	0.250%	--	LTV @ -5% Purch & R/T, -10% C/O
Condo SF & So. FL	0.000%	--	Max LTV/CLTV 70% Condos in San Francisco County
Interest Only	0.125%	--	Loan Amount ≥\$250,000
2-4 Unit Property	0.250%	--	
Rural Property	Quote	Quote	Case-By-Case Basis & Subject to Individual Pricing
Refinance of Property Listed for Sale within last:			
0 - 3 Months	0.000%	1.000	
4 - 6 Months	0.000%	0.500	

Adjustment by US Credit Score				Max LTV	
Mid Score	Rate	Fee* >50% LTV	Fee* ≤50% LTV	Purch	Refi
≥600	0.000%	0.000	0.000	75%	70%
550-599	0.250%	0.250	0.125	70%	65%
500-549	0.500%	0.500	0.250	65%	65%
≤499		Case-by-Case		65%	60%

Adjustment to Foreign Nationals		
LTV	Rate	Fee*
≤ 70%	0.375%	--
≤ 65%	0.125%	--

Administration / Underwriting / Commitment Fee to CSC
\$1,295

NO FEDERAL OR STATE HIGH COST LOANS
*Lender Caps Lender Points plus Fee Adjustment(s) at 2.0% Max (Except Rural Adjustment)
Lender Points & Fees and Broker Points & Fees may not exceed 6.0%