



Service beyond your expectations

InvestorX

Business Purpose Loans

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Rates Quoted on 3 Yr Fixed							Adjustments		Cash-Out		Marketing Notes
LTV	50%	55%	60%	65%	70%	75%	Add to Rate	Add to Fee	Cash-Out	LTV	
Fico	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Cash Out 0.250%	0.250%	Up to \$100K	Max 70 LTV	
700	6.990 / Par	7.125 / Par	7.250 / Par	7.375 / Par	7.750 / Par	8.250 / .500	2-4 Units 0.250%	0.250%	\$100K - \$500K	65%	
680	7.125 / Par	7.250 / Par	7.500 / Par	7.625 / Par	8.250 / Par	8.750 / .500	5 YR ARM 0.250%	0.000%	>\$500K *	60%	
660	7.375 / Par	7.500 / Par	7.625 / Par	7.750 / Par	8.375 / Par	8.999 / .500	IO 0.250%	0.000%	* On a case by case basis only		
640	7.750 / Par	7.875 / Par	7.990 / Par	8.250 / .500	8.500 / .500		InvX Plus 0.250%	0.000%	** For properties purchased < 1 yr ago, HomeX will permit cash out to reimburse the original down payment up to the maximum purchase LTV for the credit score.		
620	7.875 / Par	7.990 / Par	8.250 / .500	8.500 / .500	8.990 / .500						
600	8.250 / Par	8.375 / Par	8.500 / .500	8.750 / .500							

Program Notes

Program Overview:

The InvestorX program is designed for borrowers who actively and historically manage and invest in real estate and are using the loan for Business Purposes. Loans are qualified based on the cash flow of the subject property only and are considered Business Purpose loans.

Qualification:

- Borrower must be an experienced property investor
- Total borrower income not disclosed, DTI not calculated
- Minimum debt coverage ratio (DCR) 1.00
- All rents validated by lease agreements
- Full appraisal required, including Operating Income Statement and Comparable Rent Schedule

Property Type:

- SFR, Condo, Townhome, 2-4 Units, PUD. Rural properties not acceptable.

Loan Terms:

- 3 year ARM and 5 year ARM

Index /Margin:

- 6 month Libor / 6.95%

Interest Only Option 3 and 5 year ARMs only:

- Loan Term 30 years / Interest-Only Period: 10 Years

Pre-Payment Penalty Terms: (Pre-Payment Penalty Required on all Investor Loans)

- 3 Years - 6 months interest on 80 % of unpaid principal balance (or as permitted by law)

Pre-Payment Penalty Buy-Out Options:

Pre-Pay Term	Cost
2 year	1.00%
1 Year	2.00%

Loan Amounts:

- \$100K to \$1 Million
- Loans > \$750K Max 70% LTV

Credit:

- No housing event (foreclosure, deed in lieu, or short sale) in last 36 months
- No BK last 24 months
- OX30 on Mortgage last 12 months

Occupancy:

- Non-Owner Occupied only

Purpose:

- Purchase, Rate/Term (70% LTV Max), or Cash Out (see above for LTV limits)
- Cash out must be for business purpose and funds must be wired to business account

InvestorX Plus:

- For loan requests with a debt coverage ratio < 1.00, the loan request may be considered using the total DCR for all properties. Minimum DCR for all properties = 1.00.

Asset Assist:

- For loan requests with a debt coverage ratio < 1.00, seasoned assets / 120 may be used to offset the monthly loss on the subject property.

Restrictions on Properties Owned / Financed:

- Maximum 20 properties owned
- Maximum 5 loans to borrower, maximum combined loan amount \$1,500,000

Impounds:

- Required on all loans

Underwriting Fee \$1095 to \$300k loan amount, \$1895 above \$300k

Doc Prep/Atty	\$950
Tax Service Fee	\$79
Flood Cert Fee	\$12

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