



HOMEXPRESS
MORTGAGE CORP.

Service beyond your expectations

CoreX Rate Sheet

Non-Prime Product

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www.homeXmortgage.com

Rates Quoted as 7 Year ARM

CREDIT GRADE A			CREDIT GRADE A-			CREDIT GRADE B			CREDIT GRADE B-			CREDIT GRADE C			Marketing Info
LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	
50%	6.125	Par	50%	6.375	Par	50%	7.125	Par	50%	7.625	Par	50%	8.500	Par	
60%	6.250	Par	60%	6.500	Par	60%	7.375	Par	60%	8.125	Par	60%	8.625	Par	
65%	6.375	Par	65%	6.625	Par	65%	7.500	Par	65%	8.250	Par	65%	8.990	Par	
70%	6.625	Par	70%	6.875	Par	70%	7.750	Par	70%	8.500	Par				
75%	6.875	Par	75%	7.125	Par	75%	7.990	Par	75%	8.750	Par				
80%	7.125	Par	80%	7.500	Par	80%	8.125	Par							
85%	7.625	Par	85%	7.990	Par										

QUALIFICATIONS	QUALIFICATIONS	QUALIFICATIONS	QUALIFICATIONS	QUALIFICATIONS	
680+ FICO Mtg 0x30 (12 Months) No BK / FC 3 Years No SS/DIL 2 Years Purchase 85% LTV RT Refi 80% LTV Cash-out Refi 75% LTV NOO/2nd Home 75% LTV Margin 3.95%	640+ FICO Mtg 1x30 (12 months) No BK / FC 2 Years No SS/DIL 1 Year Purchase 85% LTV RT Refi 80% LTV Cash-out Refi 75% LTV NOO/2nd Home 75% LTV Margin 4.95%	600+ FICO Mtg 0x60 (12 Months) No BK 18 Months / FC 2 Years SS/DIL Settled Purchase 80% LTV RT Refi 75% LTV Cash-out Refi 75% LTV NOO/2nd Home 70% LTV Margin 5.95	540+ FICO Mtg 0x90 (12 Months) No BK/FC 1 Year SS/DIL Settled Purchase 75% LTV RT Refi 70% LTV Cash-out Refi 70% LTV NOO/2nd Home 70% LTV Margin 6.95%	500+ FICO Max 90 days Delinquent BK/FC Completed SS/DIL Settled Purchase 65% LTV RT Refi 65% LTV Cash-out Refi 60% LTV Margin 7.95%	

Program Notes

LENDING CRITERIA		ADJUSTMENTS																																											
Property Types: <ul style="list-style-type: none"> SFRs, condos, townhouses, 2-4 units (no rural properties < \$200,000) Property Condition: <ul style="list-style-type: none"> Property must be clean and in better than average cond Property must show "pride of ownership" Loan Terms: <ul style="list-style-type: none"> 7 year ARM or 30 Year Fixed No Prepayment penalty Index is 6-month LIBOR Floor = Start rate Caps are 3/1/6 (3% initial change cap/1% semi-annual cap/6% lifetime cap) All loans require impound for tax and insurance Loan Amounts: <ul style="list-style-type: none"> \$100,000 - \$1MM (loans under 100K on case by case only) Debt to Income Ratio: <ul style="list-style-type: none"> 50% Max back end ratio First time home buyer A, A- and B credit grades only See guidelines for residual income calculations 	Income Documentation <ul style="list-style-type: none"> Full Doc - W-2 & paystubs, 1040s Alt Doc - 24 months personal bank stmts or business bank stmts (self employed only) Asset Xpress - 100% of amount needed to amortize loan plus monthly debts for 60 months Asset Assist- Assets divided by 120 is added to income Down Payments: <ul style="list-style-type: none"> All down payment funds must be verified prior to drawing loan documents Secondary Financing 80% Max LTV/90% Max CLTV Tax Liens, Judgments: <ul style="list-style-type: none"> All tax liens and judgments must be paid at closing. Collection Accounts: <ul style="list-style-type: none"> Collections and charge offs need to be paid off except: <ul style="list-style-type: none"> Medical Collections Collection accounts older than 2 years 	Adjustments <table border="1"> <thead> <tr> <th>Adjustment</th> <th>Rate</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>30-Year Fixed</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Cash out</td> <td>0.250%</td> <td>Max cash-out \$350K (Higher amounts considered on case by case basis)</td> </tr> <tr> <td>Second Home</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Non Owner Occupied</td> <td>0.375%</td> <td></td> </tr> <tr> <td>2-4 Units</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Non-Warrant Condo</td> <td>0.500%</td> <td>Max 80% LTV</td> </tr> <tr> <td>Less Than \$150,000</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Rural Property</td> <td>0.500%</td> <td>Max \$400K loan amt,-10% LTV Max \$500K for CA purchases</td> </tr> <tr> <td>Alt Doc (24 mos bank stmts)</td> <td>0.250%</td> <td>A, A- and B. (B- considered on case by case basis)</td> </tr> <tr> <td>Asset Xpress</td> <td>0.500%</td> <td></td> </tr> <tr> <td>Asset Assist</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Rate Buy Down</td> <td>1.0 PT = .50%</td> <td>Max 1.00% Buy Down</td> </tr> <tr> <td>Floor Rate</td> <td></td> <td>Lowest rate for credit grade</td> </tr> </tbody> </table>	Adjustment	Rate	Notes	30-Year Fixed	0.250%		Cash out	0.250%	Max cash-out \$350K (Higher amounts considered on case by case basis)	Second Home	0.250%		Non Owner Occupied	0.375%		2-4 Units	0.250%		Non-Warrant Condo	0.500%	Max 80% LTV	Less Than \$150,000	0.250%		Rural Property	0.500%	Max \$400K loan amt,-10% LTV Max \$500K for CA purchases	Alt Doc (24 mos bank stmts)	0.250%	A, A- and B. (B- considered on case by case basis)	Asset Xpress	0.500%		Asset Assist	0.250%		Rate Buy Down	1.0 PT = .50%	Max 1.00% Buy Down	Floor Rate		Lowest rate for credit grade	COMPLIANCE INFORMATION
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Rate Lock: <ul style="list-style-type: none"> Rate floats until loan approval - 30-day lock at that time (no float down) Maximum Points: <ul style="list-style-type: none"> Owner occupied max combined points determined by state/local lending laws Max broker points and Fees 2.75% / Max Total Points and Fees 5% 	Underwriting Fee \$1295 Tax Service Fee \$79 Flood Cert Fee \$12 Attorney Doc Review \$150 (Texas only)																																												

FOR WHOLESALE AND LOAN BROKER USE ONLY. The rate sheet does not constitute a commitment to lend or an extension of credit. Additional restrictions may apply. HomeXpress reserves the right to amend rates and guidelines at any time and completely within the discretion of our internal policies and procedures. All loans submitted must be originated in compliance with federal, state and local laws.

Available States: AZ, CA, CO, FL, ID, IL, OR, TX, UT, WA

10/13/2016