



PrimeX Rate Sheet

Prime "Just Missed" Product

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Fico/LTV	65%	70%	75%	80%	85%
Rates Quoted as 7 Year ARM					
740	5.125%	5.375%	5.500%	5.625%	6.625%
720	5.375%	5.500%	5.625%	5.750%	6.750%
700	5.500%	5.625%	5.750%	5.875%	6.990%
680	5.625%	5.750%	5.875%	6.250%	7.250%
660	5.750%	5.875%	6.250%	6.375%	
640	5.875%	6.000%	6.375%	6.625%	

Cash-Out Matrix	
LTV	Cash-Out
80%	\$200 K
75%	\$300 K
70%	\$400 K
65%	\$500 K

Marketing Notes

Program Notes

<p>Property Types:</p> <ul style="list-style-type: none"> SFRs, Condos, PUDs Owner Occ only No rural properties No below average properties <p>Loan Terms:</p> <ul style="list-style-type: none"> 7 Year ARM or 30 Year Fixed 10 Year IO Available Index is 6-month LIBOR No prepayment penalty Floor = Start rate Caps are 3/1/6 (3% initial change cap/1% semi-annual cap/6% lifetime cap) Margin 3.95% All loans require impounds for tax and insurance <p>Loan Amounts:</p> <ul style="list-style-type: none"> \$150,000 - \$1.0 MM (exceptions considered to \$1.5mm) <p>Credit:</p> <ul style="list-style-type: none"> 1x30 mortgage lates last 12 months 24 months seasoning for bankruptcy, foreclosure, short sale, or deed in lieu. 48 months if there are multiple events. Minimum FICO 640 Minimum credit history of 3 trade lines and 24 month seasoning required 12 month housing history required 	<p>DTI:</p> <ul style="list-style-type: none"> Maximum of 43% All loans subject to residual income requirements <p>Income Documentation:</p> <ul style="list-style-type: none"> Full Doc - 2 years W-2, paystubs, and tax returns Alt Doc - 24 months personal bank stmts (self employed only, 80% LTV max) <p>Payment Shock:</p> <ul style="list-style-type: none"> Maximum of 250%, 150% over 80% LTV <p>Tax Liens, Judgments and Collection Accounts:</p> <ul style="list-style-type: none"> All tax liens, judgments and open collections must be paid at closing <p>Reserves:</p> <ul style="list-style-type: none"> 6 months reserves required. All funds to close and reserves must be sourced and seasoned. 12 months on LTV's > 75% <p>LTV > 80%:</p> <ul style="list-style-type: none"> Purchase/RT only, no cash out refinances. 12 months reserves required. No gift funds. Max payment shock 150%. <p>Cash Out:</p> <ul style="list-style-type: none"> 80% LTV max, full doc only above 75% LTV. <p>Occupancy</p> <ul style="list-style-type: none"> Owner Occupied only First Time Homebuyers -5% LTV 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Adjustments</th> </tr> <tr> <th>Adjustments</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></td> </tr> <tr> <td>Second Home</td> <td>0.250</td> <td>Max LTV 80</td> </tr> <tr> <td>Greater Than \$1,000,000</td> <td>0.250</td> <td></td> </tr> <tr> <td>Alt Doc (24 mos bank stmts)</td> <td>0.250</td> <td>Max LTV 80</td> </tr> <tr> <td>Interest Only</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> </tbody> </table> <p style="text-align: center; color: #0056b3; margin-top: 20px;">COMPLIANCE INFORMATION</p> <p>Rate Lock:</p> <ul style="list-style-type: none"> Rate floats until loan approval - 30-day lock at that time (no float down) <p>Maximum Points:</p> <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% <p>Underwriting Fee \$1295 plus Tax/Flood Certs</p>	Adjustments			Adjustments	Rate	Notes	30-Year Fixed	0.250		Cash out	0.250		Second Home	0.250	Max LTV 80	Greater Than \$1,000,000	0.250		Alt Doc (24 mos bank stmts)	0.250	Max LTV 80	Interest Only	0.250		Rate Buy Down	1.0 PT =.50%	Max 1.00% Buy Down
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