



PrimeX Rate Sheet

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NEW Lender Paid Comp Now Available

Speed, Ease and Convenience

Fico/LTV	60%	65%	70%	75%	80%	85%	90%	Cash-Out Matrix	Lender Paid Comp	
Rates Quoted as 5 Year ARM									Comp Paid	Add to Rate
740	4.625%	4.750%	4.875%	4.999%	5.125%	5.375%	5.999%	80% LTV Max Cash Out all programs EXCEPT: 1. 2nd home 75% 2. 1.5 M -2.0M 75% 3. 2.0M - 2.5M 70%	1.00%	0.500%
720	4.750%	4.875%	4.999%	5.125%	5.250%	5.625%	6.125%		1.50%	0.750%
700	4.999%	5.125%	5.125%	5.375%	5.500%	5.875%	6.500%		2.00%	1.000%
680	5.125%	5.250%	5.250%	5.500%	5.625%	5.999%	6.999%			
660	5.250%	5.375%	5.500%	5.625%	5.750%	6.500%				

Program Notes

Property Types:		Income Documentation:		Adjustments																																																																																		
<ul style="list-style-type: none"> SFRs, Condos, PUDs, 2-4 units, OO, and 2nd Home No below average properties 	<ul style="list-style-type: none"> Full Doc - 2 years W-2, paystubs, or tax returns Full Doc - 1 years W-2, paystubs, or tax return Alt Doc - 24 mos pers or bus bank stmts max 90% LTV. Multiple income producing businesses ineligible. 12 mos personal bank stmts max 85% LTV, minimum 4 years history of self employment required. 	<table border="1"> <thead> <tr> <th>Adjustments</th> <th>Rate</th> <th>Notes</th> </tr> </thead> <tbody> <tr><td>30 Year Fixed</td><td>0.500</td><td></td></tr> <tr><td>7 Year ARM</td><td>0.250</td><td></td></tr> <tr><td>Second Home</td><td>0.500</td><td>Max 75% LTV</td></tr> <tr><td>2-4 unit</td><td>0.250</td><td>Max 80% LTV</td></tr> <tr><td>Condo</td><td>0.250</td><td>Case by Case >85%</td></tr> <tr><td>Cashout ≤75% LTV</td><td>0.250</td><td></td></tr> <tr><td>Cashout >75% LTV</td><td>0.500</td><td>Max 80% LTV</td></tr> <tr><td>Full Doc (1 Year W-2 or tax return)</td><td>0.250</td><td></td></tr> <tr><td>Alt Doc 24 months ≤80% LTV</td><td>0.250</td><td></td></tr> <tr><td>Alt Doc 24 months >80% LTV</td><td>0.375</td><td>Max 90% LTV</td></tr> <tr><td>Alt Doc 12 months ≤80% LTV</td><td>0.375</td><td></td></tr> <tr><td>Alt Doc 12 months >80% LTV</td><td>0.500</td><td>Max 85% LTV</td></tr> <tr><td>Asset Xpress</td><td>0.500</td><td>Max 75% LTV to 1.5 M Max 80% LTV to 1 M</td></tr> <tr><td>Interest Only</td><td>0.250</td><td>Max 85% LTV</td></tr> <tr><td>Loan Amount > \$1,500,000</td><td>0.250</td><td></td></tr> <tr><td>Loan Amount > \$2,000,000</td><td>0.375</td><td></td></tr> <tr><td>Loan Amount <300k</td><td>0.250</td><td></td></tr> <tr><td>1x30 Mort Lates Last 12 mos</td><td>0.250</td><td></td></tr> <tr><td>DTI- 43.01%-50.00%</td><td>0.250</td><td>Case by Case Max 85%</td></tr> <tr><td>BK/Housing Event 48-60 mos</td><td>0.250</td><td></td></tr> <tr><td>Rate Buy Down</td><td>1.0 PT =.50%</td><td>Max 0.50% Buy Down</td></tr> <tr><td>Minimum Interest Rate</td><td>4.5%</td><td></td></tr> <tr><td>Underwriting Fee</td><td>\$ 1,295</td><td></td></tr> <tr><td>Tax Service Fee</td><td>\$ 65</td><td></td></tr> <tr><td>Flood Cert Fee</td><td>\$ 12</td><td></td></tr> <tr><td>Attorney Doc Review</td><td>\$150 (Texas only)</td><td></td></tr> </tbody> </table>	Adjustments	Rate	Notes	30 Year Fixed	0.500		7 Year ARM	0.250		Second Home	0.500	Max 75% LTV	2-4 unit	0.250	Max 80% LTV	Condo	0.250	Case by Case >85%	Cashout ≤75% LTV	0.250		Cashout >75% LTV	0.500	Max 80% LTV	Full Doc (1 Year W-2 or tax return)	0.250		Alt Doc 24 months ≤80% LTV	0.250		Alt Doc 24 months >80% LTV	0.375	Max 90% LTV	Alt Doc 12 months ≤80% LTV	0.375		Alt Doc 12 months >80% LTV	0.500	Max 85% LTV	Asset Xpress	0.500	Max 75% LTV to 1.5 M Max 80% LTV to 1 M	Interest Only	0.250	Max 85% LTV	Loan Amount > \$1,500,000	0.250		Loan Amount > \$2,000,000	0.375		Loan Amount <300k	0.250		1x30 Mort Lates Last 12 mos	0.250		DTI- 43.01%-50.00%	0.250	Case by Case Max 85%	BK/Housing Event 48-60 mos	0.250		Rate Buy Down	1.0 PT =.50%	Max 0.50% Buy Down	Minimum Interest Rate	4.5%		Underwriting Fee	\$ 1,295		Tax Service Fee	\$ 65		Flood Cert Fee	\$ 12		Attorney Doc Review	\$150 (Texas only)		<ul style="list-style-type: none"> Maximum 250% 	<ul style="list-style-type: none"> All tax liens, judgments and open collections must be paid at closing 	<ul style="list-style-type: none"> 6 months 12 months required on loan amts > 1 million Cashout may not be used to satisfy reserve requirement Gift of equity not permitted Gift funds for down payment ok to 80% LTV
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Loan Terms: <ul style="list-style-type: none"> 5 or 7 Year ARM, or 30 Year Fixed 10 Year / 40 year term IO Index is 6 month LIBOR No prepayment penalty Floor = Start rate Caps are 3/1/6 (3% initial chng cap/1% semi-annual cap/6% lifetime cap) Margin 3.75% All loans require impounds for tax and insurance 	Tax Liens, Judgments and Collection Accounts: <ul style="list-style-type: none"> All tax liens, judgments and open collections must be paid at closing 																																																																																					
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Credit: <ul style="list-style-type: none"> 0x30 mortgage lates last 12 months, 1x30 case by case with comp factors, no rolling 30's 60 months seasoning for bankruptcy, foreclosure, short sale, or deed in lieu. 48 months case by case with comp factors. No multiple events. <ul style="list-style-type: none"> Minimum credit history of 5 trade lines, opened or closed with one tradeline 24 month or greater with 5k or greater balance. 12 month housing history required 	Cash Out: <ul style="list-style-type: none"> See cash out matrix, max 80% LTV 																																																																																					
DTI: <ul style="list-style-type: none"> Max of 43%, 43.01-50.00% case by case with comp factors, max 85% LTV All loans subject to residual income requirements 	Loan Amounts <ul style="list-style-type: none"> \$1mm - \$1.5mm 90% LTV Purchase/Rate Term, 80% Cash out \$1.5mm - \$2.0mm 85% LTV Purchase/Rate Term, 75% Cash out (700 Fico Min) \$2.0mm - \$2.5mm 80% LTV Purchase/Rate Term, 70% Cash out (700 Fico Min) Loan amounts ≥\$1mm require a borrower paid second appraisal 																																																																																					

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Available in these States: AL, AR, AZ, CA, CO, CT, DC, FL, GA, ID, IL, KS, LA, MD, MN, NC, NJ, NV, OH, OR, PA, SC, TN, TX (50(A)6 LOANS NOT AVAILABLE), UT, VA, WA, WI

Effective Date: 8/30/2018