



Lender Paid Comp Available CoreX Rate Sheet

714-598-1430

www.homexmortgage.com

info@homexmortgage.com

Speed, Ease and Convenience

Non-Prime Product

Rates quoted as 5 year ARM

CREDIT GRADE A			CREDIT GRADE A-			CREDIT GRADE B			CREDIT GRADE B-			CREDIT GRADE C			General Info
LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	
50%	5.250	Par	50%	5.500	Par	50%	6.250	Par	50%	6.750	Par	50%	7.500	Par	Loan Terms: <ul style="list-style-type: none"> 5 year ARM, 7 year ARM or 30 Year Fixed No Prepayment penalty Floor = Start rate Caps are 2/2/5 (2% initial change cap/ 2% annual cap/ 5% lifetime cap) All loans require impound for tax and insurance Property Types: <ul style="list-style-type: none"> SFRs, condos, townhouses, 2-4 units (no rural properties < \$200,000) Property must be clean and in better than average cond Property must show "pride of ownership" Debt to Income Ratio: <ul style="list-style-type: none"> 50% Max back end ratio See guidelines for residual income calculations <p>* Requires 0x30 mortgage payment history last 12 months. Full Doc Only</p>
60%	5.375	Par	60%	5.625	Par	60%	6.375	Par	60%	7.125	Par	60%	7.750	Par	
65%	5.500	Par	65%	5.875	Par	65%	6.500	Par	65%	7.375	Par	65%	7.999	Par	
70%	5.625	Par	70%	5.990	Par	70%	6.750	Par	70%	7.500	Par	70%*	8.500	Par	
75%	5.999	Par	75%	6.375	Par	75%	6.990	Par	75%	7.750	Par	75%*	9.375	Par	
80%	6.250	Par	80%	6.625	Par	80%	7.375	Par	80%*	8.500					
85%	6.999	Par	85%	7.250	Par	85%*	7.999	Par							
90%	7.500	Par													

QUALIFICATIONS	QUALIFICATIONS	QUALIFICATIONS	QUALIFICATIONS	QUALIFICATIONS
680+ FICO Mtg 0x30 (12 Months) No BK / FC 3 Years No SS/DIL 2 Years Purch. 90% LTV - Full Doc & 24 months BK Statements RT Refi 90% LTV Cash-out Refi 80% LTV 2nd Home 75% LTV Margin 3.75%	640+ FICO Mtg 1x30 (12 months) No BK / FC 2 Years No SS/DIL 1 Year Purchase 85% LTV RT Refi 85% LTV Cash-out Refi 80% LTV 2nd Home 75% LTV Margin 4.75%	600+ FICO Mtg 0x60 (12 Months) No BK 18 Months /FC 2 Years SS/DIL Settled Purchase 85% LTV RT Refi 80% LTV Cash-out Refi 75% LTV 2nd Home 70% LTV Margin 5.75	540+ FICO Mtg 0x90 (12 Months) No BK/FC 1 Year SS/DIL Settled Purchase 80% LTV RT Refi 75% LTV Cash-out Refi 70% LTV 2nd Home 70% LTV Margin 5.75%	500+ FICO Max 90 days Delinquent BK/FC Completed SS/DIL Settled Purchase 75% LTV RT Refi 70% LTV Cash-out Refi 65% LTV Margin 5.75%

Program Notes		Adjustments																																																																																																																																							
LENDING CRITERIA Loan programs for Owner Occ and 2nd homes only <ul style="list-style-type: none"> See InvestorX rate sheets for Non OCC programs Loan Amounts: Minimum loan amount \$100,000 \$100,000 - \$1,000,000 - see above matrix. \$1,000,001 - \$1,500,000 Owner Occupied: <table border="1"> <thead> <tr> <th>Purch</th> <th>Rate/ Term</th> <th>Cash Out</th> <th>Bank Stmt</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>90%</td> <td>90%</td> <td>80%</td> </tr> <tr> <td>A-</td> <td>85%</td> <td>85%</td> <td>80%</td> </tr> <tr> <td>B</td> <td>85%</td> <td>85%</td> <td>80%</td> </tr> </tbody> </table> \$1,500,001 - \$2,000,000 Owner Occupied: <table border="1"> <thead> <tr> <th>Purch</th> <th>Rate/ Term</th> <th>Cash Out</th> <th>Bank Stmt</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>85%</td> <td>85%</td> <td>75%</td> </tr> <tr> <td>A-</td> <td>80%</td> <td>80%</td> <td>75%</td> </tr> <tr> <td>B</td> <td>80%</td> <td>80%</td> <td>75%</td> </tr> </tbody> </table> \$2,000,001 - \$2,500,000 Owner Occupied: <table border="1"> <thead> <tr> <th>Purch</th> <th>Rate/ Term</th> <th>Cash Out</th> <th>Bank Stmt</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>80%</td> <td>80%</td> <td>70%</td> </tr> <tr> <td>A-</td> <td>75%</td> <td>75%</td> <td>70%</td> </tr> <tr> <td>B</td> <td>75%</td> <td>75%</td> <td>70%</td> </tr> </tbody> </table> All loans over \$1,000,000: No gift equity. Gift funds ok with min 5% from borrower. 6 months reserves required (exceptions considered case by case with 10% reduction in LTV). Second full appraisal required. Cash out may be used to satisfy reserve requirement. Reserves: <ul style="list-style-type: none"> 6 months required above 85% LTV, Loans above \$1MM loan amount, and Non-Perm Res Alien borrowers 12 months required on 12 Mo Cash Flow Product 	Purch	Rate/ Term	Cash Out	Bank Stmt	A	90%	90%	80%	A-	85%	85%	80%	B	85%	85%	80%	Purch	Rate/ Term	Cash Out	Bank Stmt	A	85%	85%	75%	A-	80%	80%	75%	B	80%	80%	75%	Purch	Rate/ Term	Cash Out	Bank Stmt	A	80%	80%	70%	A-	75%	75%	70%	B	75%	75%	70%	Income Documentation <ul style="list-style-type: none"> Full Doc - W-2 & paystubs, 1040s Full Doc - 1 year (W-2 and Current YTD Pay stub) Full Doc - 1 year (One year Tax Return, Self Employed) Alt Doc - 24 months business bank stmts or 24 or 12 months personal bank statements (self employed only), rental income qualified by lease agreements. Asset Xpress - 100% of amount needed to amortize loan plus monthly debts for 60 months, max 80% LTV to 1.0M; Max 75% LTV to \$1.5M Asset Assist- Assets divided by 120 is added to income. \$1.5M max loan amount to 75% LTV, Max 80% LTV to \$1M. 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: - Medical Collections - Collection accounts older than 2 years First time home buyer: <ul style="list-style-type: none"> A, A- and B credit grades. B- grade case by case. Non-Perm Res Alien <ul style="list-style-type: none"> 80% max LTV Purchase and Rate and Term Refi 75% max LTV on Cash Out A, A- and B credit grades only No Fico is allowed (when no ico, price at A- and add 0.500% to rate) Visa classifications allowed (E-1 - E-3/G-1 - G-5/H-1/L-1/NATO/O-1/R-1/TN (NAFTA)	Adjustments <table border="1"> <thead> <tr> <th>Adjustments</th> <th>Rate</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Lender Paid Comp</td> <td>0.500%</td> <td>1.00 Comp paid</td> </tr> <tr> <td></td> <td>0.750%</td> <td>1.50 Comp paid</td> </tr> <tr> <td></td> <td>1.000%</td> <td>2.00 Comp paid</td> </tr> <tr> <td>7 Year ARM</td> <td>0.250%</td> <td></td> </tr> <tr> <td>30-Year Fixed</td> <td>0.375%</td> <td></td> </tr> <tr> <td>10 Year IO, 40 yr term</td> <td>0.250%</td> <td>A, A-, B only, 85% LTV max</td> </tr> <tr> <td>Cash out > 75% LTV</td> <td>0.250%</td> <td>Max cash \$350k, \$50k C grade (Higher amounts case by case)</td> </tr> <tr> <td>Loan Amount > \$1,500,000</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Second Home</td> <td>0.250%</td> <td>Max \$1,500,000</td> </tr> <tr> <td>Non- Perm Res Alien</td> <td>0.250%</td> <td>A, A- and B credit grades only</td> </tr> <tr> <td>Non- Perm Res Alien (NO FICO)</td> <td>0.500%</td> <td>Price as A-</td> </tr> <tr> <td>Short term rental property</td> <td>0.500%</td> <td>Max \$1,500,000, See guidelines for details</td> </tr> <tr> <td>3-4 Units</td> <td>0.250%</td> <td>Max 80% LTV</td> </tr> <tr> <td>Non-Warrant Condo</td> <td>0.500%</td> <td>Max 80% LTV</td> </tr> <tr> <td>Loan Amount < \$150,000</td> <td>0.500%</td> <td></td> </tr> <tr> <td>Rural Property</td> <td>0.500%</td> <td>-10% LTV</td> </tr> <tr> <td>Full Doc (1 Year)</td> <td>0.250%</td> <td>1 year W-2 / 1 year tax return for self emp</td> </tr> <tr> <td>Alt Doc (24 mos Bank Stmt)</td> <td>0.250%</td> <td>A, A- and B (B- and C grade require 0x30 on Mtg)</td> </tr> <tr> <td>Alt Doc >80% LTV</td> <td>0.500%</td> <td></td> </tr> <tr> <td>Alt Doc (12 mo bank st) ≤80% LTV</td> <td>0.375%</td> <td>Personal Bank Statements (self-employed)</td> </tr> <tr> <td>Alt Doc (12 mo bank st) >80% LTV</td> <td>0.500%</td> <td>Personal Bank Statements (self-employed)</td> </tr> <tr> <td>Asset Xpress</td> <td>0.500%</td> <td>Max 80% LTV to \$1.0M, 75% LTV to \$1.5M</td> </tr> <tr> <td>Asset Assist</td> <td>0.250%</td> <td>Max 80% LTV to \$1.0M, 75% LTV to \$1.5M</td> </tr> <tr> <td>Alt Doc (12 mo cash flow)</td> <td>0.375%</td> <td>Purch/RT Refi only, 680 score, Max 80% LTV</td> </tr> <tr> <td>Rate Buy Down</td> <td>1.0 PT = .50%</td> <td>Max buydown .500% to rate</td> </tr> <tr> <td>Floor Rate</td> <td></td> <td>Lowest rate for credit grade</td> </tr> <tr> <td>Underwriting Fee</td> <td>\$1295</td> <td>Flood Cert Fee \$12</td> </tr> <tr> <td>Tax Service Fee</td> <td>\$65</td> <td>Attorney Doc Review \$150 (Texas only)</td> </tr> </tbody> </table>	Adjustments	Rate	Notes	Lender Paid Comp	0.500%	1.00 Comp paid		0.750%	1.50 Comp paid		1.000%	2.00 Comp paid	7 Year ARM	0.250%		30-Year Fixed	0.375%		10 Year IO, 40 yr term	0.250%	A, A-, B only, 85% LTV max	Cash out > 75% LTV	0.250%	Max cash \$350k, \$50k C grade (Higher amounts case by case)	Loan Amount > \$1,500,000	0.250%		Second Home	0.250%	Max \$1,500,000	Non- Perm Res Alien	0.250%	A, A- and B credit grades only	Non- Perm Res Alien (NO FICO)	0.500%	Price as A-	Short term rental property	0.500%	Max \$1,500,000, See guidelines for details	3-4 Units	0.250%	Max 80% LTV	Non-Warrant Condo	0.500%	Max 80% LTV	Loan Amount < \$150,000	0.500%		Rural Property	0.500%	-10% LTV	Full Doc (1 Year)	0.250%	1 year W-2 / 1 year tax return for self emp	Alt Doc (24 mos Bank Stmt)	0.250%	A, A- and B (B- and C grade require 0x30 on Mtg)	Alt Doc >80% LTV	0.500%		Alt Doc (12 mo bank st) ≤80% LTV	0.375%	Personal Bank Statements (self-employed)	Alt Doc (12 mo bank st) >80% LTV	0.500%	Personal Bank Statements (self-employed)	Asset Xpress	0.500%	Max 80% LTV to \$1.0M, 75% LTV to \$1.5M	Asset Assist	0.250%	Max 80% LTV to \$1.0M, 75% LTV to \$1.5M	Alt Doc (12 mo cash flow)	0.375%	Purch/RT Refi only, 680 score, Max 80% LTV	Rate Buy Down	1.0 PT = .50%	Max buydown .500% to rate	Floor Rate		Lowest rate for credit grade	Underwriting Fee	\$1295	Flood Cert Fee \$12	Tax Service Fee	\$65	Attorney Doc Review \$150 (Texas only)
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