



Lender Paid Comp Available

714-598-1430

InvestorX DSCR Qualified

www.homexmortgage.com

Non Owner Occupied Properties

info@homexmortgage.com

Speed, Ease and Convenience

Rates Quoted on 5 Yr ARM								Adjustments		Refi / Cash-Out		Qualification	
LTV	50%	55%	60%	65%	70%	75%	80%	Add to Rate		Cash-Out	LTV	Method	Rate Adjustment
Fico	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	2-4 Units	0.250%	0 - \$200K	- 5% LTV	DSCR > 1.00	0.000
700	6.250 / Par	6.250 / Par	6.375 / Par	6.500 / Par	6.750 / Par	6.999 / Par	7.625 / Par	7 YR ARM	0.250%	\$201K +	- 10% LTV	DSCR .75 - 1.00	0.250
680	6.375 / Par	6.375 / Par	6.500 / Par	6.625 / Par	6.875 / Par	7.250 / Par	8.125 / Par	IO	0.250%	Rate/Term Refi	- 5% LTV	DSCR < .75	0.500
660	6.625 / Par	6.625 / Par	6.750 / Par	6.750 / Par	6.999 / Par	7.500 / Par	Requires DSCR Minimum of 1.10:1 and 6 months PITI reserves.	Cash out	0.250%	Lender Paid Comp			
640	6.875 / Par	6.875 / Par	6.875 / Par	6.999 / Par	7.250 / Par	Non warrantable condo		0.500%	Comp Paid		Add to rate		
620	6.999 / Par	6.999 / Par	7.125 / Par	7.250 / Par	7.500 / Par	< \$150K loan		0.500%	1.000	0.500			
600	7.250 / Par	7.250 / Par	7.250 / Par	7.500 / Par	7.750 / Par	Foreign National		0.250%	1.500	0.750			
								Non Perm Res Alien	0.250%	2.000	1.000		

Program Notes

Qualification:

- Borrower must be an experienced property investor
- Total borrower income not disclosed, DTI not calculated
- 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.
- Non warrantable condos case by case, 5% LTV reduction.

Loan Terms:

- 5 year, and 7 year ARM

Index /Margin/Caps:

- 1 year Libor / 6.75% /2% Initial adjustment / 2% Period adjustment / 5% Lifetime Cap

Interest Only Option:

- Loan Term 40 years / Interest-Only Period: 10 Years

Pre-Payment Penalty Terms (where permitted by state law):

- 2 Years - 6 months' interest on amount prepaid in excess of 20%.

Pre-Payment Penalty Buydown Options (minimum 1 year prepayment penalty required):

First year buydown: either 0.500% to rate or 1.00% to cost

Refinance of property listed for sale in last 6 months:

- 0-3 months 1.00 point cost
- 4-6 months 0.50 point cost

Loan Amounts:

- \$100K to \$1 Million (>\$1 Million case by case, requires second full appraisal)
- Loans > \$750K Max 70% LTV

Occupancy:

- Non-Owner Occupied only

Credit:

- No housing event (foreclosure, deed in lieu, or short sale) in last 36 months
- No BK last 24 months
- 0X30 on Mortgage last 12 months

Impounds:

- Required on all loans

Purpose:

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

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

Foreign National Program:

- 70% max LTV on Puch and RT/Refi 65% LTV max Cash out
- 640 min fico
- No fico is allowed, when no fico price at 640

Assets held in foreign accounts:

- Must be verified in U.S. Dollar equivalency at the current exchange rate via www.xe.com
- Sufficient funds to close must be on deposit at a domestic bank three (3) days prior to any closing date.
- A copy of the two (2) most recent bank statements of the foreign account are required

Closing

- Loan must be made to a domestic LLC and a domestic agent of service is required.
- Other closing conditions apply, please see loan approval for complete details or contact your AE for Info

Non-Permanent Resident Alien:

- No Fico is allowed, when no fico price at 640
- Acceptable Visas are: (E-1 -E-3/G-1 - G-5/H-1/L-1/NATO/O-1/R-1/TN (NAFTA)

Underwriting Fee \$1595

Tax Service Fee \$65

Flood Cert Fee \$12

ACH Transfer required on all InvestorX loans

Above base rates are subject to a minimum rate of 6.500% after program adjustments

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