



PrimeX Rate Sheet

Lender Paid Comp Available

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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>4.625 %</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	4.625 %		Underwriting Fee	\$ 1,295		Tax Service Fee	\$ 65		Flood Cert Fee	\$ 12		Attorney Doc Review	\$150 (Texas only)		<p>Property Types:</p> <ul style="list-style-type: none"> SFRs, Condos, PUDs, 2-4 units, OO, and 2nd Home No below average properties <p>Loan Terms:</p> <ul style="list-style-type: none"> 5 or 7 Year ARM, or 30 Year Fixed 10 Year / 40 year term IO Index is 1 year LIBOR No prepayment penalty Floor = Start rate Caps are 2/2/5 (2% initial change cap / 2% Period Adj / 5% lifetime cap) Margin 3.75% All loans require impounds for tax and insurance <p>Loan Amounts:</p> <ul style="list-style-type: none"> \$150,000 - \$2.5 MM <p>Credit:</p> <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. 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 <p>DTI:</p> <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
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FOR WHOLESALE AND LOAN BROKER USE ONLY. The rate sheet does not constitute a commitment to lend or an application of credit. Additional restrictions may apply. HomeXpress Mortgage 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.

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Effective Date: 11/12/2018