



**Lender Paid Comp Available**  
**CoreX Rate Sheet**  
**Non-Prime Product**

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Rates quoted as 5 year ARM

CREDIT GRADE A			CREDIT GRADE A-			CREDIT GRADE B			CREDIT GRADE B-			CREDIT GRADE C			General Info	Loans Over 1 Million				
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	<b>Loan Terms:</b> • 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) • Index- 1 year libor • All loans require impound for tax and insurance <b>Property Types:</b> • 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" <b>Debt to Income Ratio:</b> • 50% max DTI (up to 55% case by case) • See guidelines for residual income calculations * Requires 0x30 mortgage payment history last 12 months. <b>Full Doc Only</b>					
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			<b>\$1,000,001 - \$1,500,000 Owner Occupied:</b> Purch Rate/ Term Cash Out Bank Stmt A 90% 90% 80% 85% A- 85% 85% 80% 80% B 85% 85% 80% 80% <b>\$1,500,001 - \$2,000,000 Owner Occupied:</b> Purch Rate/ Term Cash Out Bank Stmt A 85% 85% 75% 80% A- 80% 80% 75% 75% B 80% 80% 75% 75% <b>\$2,000,001 - \$2,500,000 Owner Occupied:</b> Purch Rate/ Term Cash Out Bank Stmt A 80% 80% 70% 75% A- 75% 75% 70% 70% B 75% 75% 70% 70% <b>\$2,500,001 - \$3,000,000 Owner Occupied:</b> Purch Rate/ Term Cash Out Bank Stmt A 75% 75% 65% 65% A- 70% 70% 65% 65% B 70% 70% 65% 65% <b>All Loans over 1 Million</b> • No gift equity. Gift funds ok with min 5% from borrower. • Cash out may be used to satisfy reserve requirement.  <b>Reserves Requirements</b> \$1,000,000 - \$1,500,000 3 months \$1,500,001 - \$3,000,000 6 months (exceptions allowed on case by case basis with 10% reduction in ltv) • 6 Months reserves required on Non-Perm Res Alien over 1 Mill  • <b>Second Full appraisal required on all loans over 1.5 Million</b>					
Program Notes																				
LENDING CRITERIA					Adjustments					Notes										
<b>Loan programs for Owner Occ and 2nd homes only</b> • See InvestorX rate sheets for Non OCC programs <b>Loan Amounts:</b>  <b>Minimum loan amount \$100,000</b>  <b>Reserves:</b> • 6 months required above 85% LTV, • 12 months required on 12 Mo Cash Flow Product • See loans > 1 MM for additional info <b>Income Documentation</b> • Full Doc -2 year (W-2 & paystubs, 1040s) • Full Doc - 1 year (W-2 and Current YTD Pay stub) • Full Doc - 1 year (One year Tax Return and YTD P&I, Self Employed) • Alt Doc - 12 or 24 months business or personal bank stmts (self employed only), Full Doc income with lease agreements,ok ( 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.					<b>Down Payments:</b> • All down payment funds must be verified prior to drawing loan documents • Secondary Financing 80% Max LTV/90% Max CLTV <b>Tax Liens, Judgments:</b> • All tax liens and judgments must be paid at closing. <b>Collection Accounts:</b> • Collections and charge offs need to be paid off except: - Medical Collections - Collection accounts older than 2 years <b>First time home buyer:</b> • A, A- and B credit grades. B- grade case by case. <b>Non-Perm Res Alien</b> • 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 Fico, price at A- and add 0.500% to rate) • <b>Visa classifications allowed</b> (E-1 - E-3/G-1 - G-5/H-1/L-1/NATO/O-1 /R-1/TN (NAFTA)					<b>Adjustments</b> <b>Lender Paid Comp</b> 0.500% 1.00 Comp paid 0.750% 1.50 Comp paid 1.000% 2.00 Comp paid 0.250% 7 Year ARM 30-Year Fixed 0.375% 10 Year IO, 40 yr term 0.250% Cash out > 75% LTV 0.250% DTI> 50% 0.250% Loan Amount > \$1,500,000 0.250% Second Home 0.250% Non- Perm Res Alien 0.250% Non- Perm Res Alien (NO FICO) 0.500% Short term rental property 0.500% 3-4 Units 0.250% Non-Warrant Condo 0.500% Loan Amount < \$150,000 0.500% Rural Property 0.500% Full Doc (1 Year ) 0.250% Alt Doc (24 mos Bank St) 0.250% Alt Doc (24 mo Bank st >80% LTV 0.500% Alt Doc (12 mo Bank st) ≤80% LTV 0.375% Alt Doc (12 mo Bank st ) >80% LTV 0.500%  Asset Xpress 0.500% Asset Assist 0.250% Alt Doc (12 mo cash flow) 0.375% Texas Cash Out 0.250% Rate Buy Down 1.0 PT =.50% Max buydown .500% to rate					A, A-, B only, 85% LTV max (IO not avbl on Texas cash out) Max cash \$350K, \$50k C grade (Higher amounts case by case) Up to 55% (case by case basis only)  Max \$1,500,000 (Max LTV 80%) A, A- and B credit grades only Price as A- Max \$1,500,000, See guidelines for details Max 80% LTV Max 80% LTV  -10% LTV 1 year W-2 / 1 year tax return for self emp A, A- and B (B- and C grade require 0x30 on Mtg)  (self-employed)max 80% cash out (self-employed) Max Purchase/rate rate-term 85% ltv Max 80% LTV to \$1.0M, 75% LTV to \$1.5M Max 80% LTV to \$1.0M, 75% LTV to \$1.5M Purch/RT Refi only, 680 score, Max 80% LTV					
Lender Fees																				
Underwriting Fee \$1295 Flood Cert Fee \$12 Tax Service Fee \$65 Attorney Doc Review \$150 Cash out \$175.00 (Texas only)																				

FOR WHOLESALE AND LOAN BROKER USE ONLY. The rate sheet does not constitute a commitment to lend or an extension of credit. Additional restrictions may apply. HomeXpress 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.

Available States: AL,AR,AZ,CA,CO,CT,DC,FL,GA,IL,IN,KS,LA,MD,MN,NC,NJ,NV,OH,OR,PA,SC,TN,TX,UT,VA,WA,WI

Effective Date: 2/21/2019