



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												
740	4.625%	4.750%	4.875%	4.999%	5.125%	5.375%	5.999%	85% LTV with 680 score or higher			Comp Paid	Add to Rate
720	4.750%	4.875%	4.999%	5.125%	5.250%	5.625%	6.125%	80% LTV Max Cash Out all other programs except			1.00%	0.500%
700	4.999%	5.125%	5.125%	5.375%	5.500%	5.875%	6.500%	1	2nd Home	75%	1.50%	0.750%
680	5.125%	5.250%	5.250%	5.500%	5.625%	5.999%	6.999%	2	1.5 M - 2.0 M	75%	2.00%	1.000%
660	5.250%	5.375%	5.500%	5.625%	5.750%	6.500%		3	2.0 M - 2.5 M	70%		
								4	2.5 M - 3.0M	65%		

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 - 12 or 24 mos pers or bus bank stmts max 90% LTV. Multiple income producing businesses ineligible. Minimum 4 years history of self employment required. 	Adjustments	Rate	Notes	
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 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 	Payment Shock: <ul style="list-style-type: none"> Maximum 250% 	30 Year Fixed	0.500		
Loan Amounts: <ul style="list-style-type: none"> \$150,000 - \$3.0 MM 	Tax Liens, Judgments and Collection Accounts: <ul style="list-style-type: none"> All tax liens, judgments and open collections must be paid at closing 	7 Year ARM	0.250		
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. 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 	Assets / Reserves: <ul style="list-style-type: none"> 6 months 12 months required on loan amts > 2 million Cashout may not be used to satisfy reserve requirement Gift of equity not permitted Gift funds for down payment ok to 80% LTV 	Second Home	0.500	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 	Cash Out: <ul style="list-style-type: none"> See cash out matrix, max 80% LTV 	2-4 unit	0.250	Max 80% LTV	
	Listed Properties <ul style="list-style-type: none"> Must be off market for 6 months 	Condo	0.250	Case by Case >85%	
	Occupancy <ul style="list-style-type: none"> Owner Occupied and 2nd Home First Time Homebuyers with 12 mos cancel rent checks, 80% max LTV Secondary Financing 80% Max CLTV 	Cashout ≤75% LTV	0.250		
	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) \$2.5mm - \$3.0mm 70% LTV Purchase/Rate Term, 65% Cash out (700 Fico Min) Loan amounts ≥\$1.5 mm require a borrower paid second appraisal 	Cashout >75% LTV	0.500	Max 80% LTV 85% w/680 score	
		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% (No Texas A6)	
		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		
		Texas Cah out	0.025		
		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	Cash out \$175.00 (Texas only)	

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