

# PrimeX Rate Sheet

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FICO/LTV	60%	65%	70%	75%	80%	85%	90%
Rates Quoted as 5 Year ARM							
740	3.999	3.999	4.125	4.125	4.375	4.625	5.375
720	3.999	3.999	4.125	4.375	4.500	4.750	5.500
700	4.125	4.125	4.375	4.500	4.625	4.875	5.625
680	4.125	4.125	4.500	4.625	4.750	5.000	6.250
660	4.500	4.500	4.750	5.000	5.125	5.750	

Cash-Out Matrix		
85% LTV with 680 score or higher. 80% LTV Max Cash-Out all other programs except		
1	2nd Home	75%
2	\$1.5 M - \$2.0 M	75%
3	\$2.0 M - \$2.5 M	70%
4	\$2.5 M - \$3.0 M	65%

Lender Paid Comp	
Comp Paid	Add to Rate
1.00%	0.500%
1.50%	0.750%
2.00%	1.000%
2.50%	1.375%

PROGRAM NOTES		Adjustments	Rate	Notes
<p><b>PROPERTY TYPES:</b></p> <ul style="list-style-type: none"> <li>SFRs, Condos, PUDs, 2-4 units, OO, and 2nd Home</li> <li>No below average properties</li> <li>Minimum \$25,000 equity required</li> </ul> <p><b>LOAN TERMS:</b></p> <ul style="list-style-type: none"> <li>5 ARM or 30 Year Fixed</li> <li>10 Year / 40 Year Term IO</li> <li>Index is 1 year LIBOR</li> <li>No pre-payment penalty</li> <li>Caps are 2/2/5 (2% Initial Change Cap / 2% Period Adj / 5% Lifetime Cap)</li> <li>Margin 3.50%</li> <li>All loans require impounds for tax and insurance</li> </ul> <p><b>LOAN AMOUNTS:</b></p> <ul style="list-style-type: none"> <li>\$150,000 - \$3.0 M</li> </ul> <p><b>CREDIT:</b></p> <ul style="list-style-type: none"> <li>0x30 mortgage lates last 12 months, 1x30 case by case with comp factors, no rolling 30's</li> <li>48 months seasoning for bankruptcy, foreclosure, short sale, or deed in lieu. 48 months case by case with comp factors. No multiple events</li> <li>Minimum credit history of 5 trade lines, opened or closed with one trade line 24 months or greater with 5k or greater balance</li> <li>12 months' housing history required</li> </ul> <p><b>DTI:</b></p> <ul style="list-style-type: none"> <li>Max of 43%, 43.01-50.00% case by case with comp factors, max 85% LTV</li> <li>All loans subject to residual income requirements</li> </ul>	<p><b>INCOME DOCUMENTATION:</b></p> <ul style="list-style-type: none"> <li>Full Doc - 2 years' W-2, paystubs, tax returns or K1's</li> <li>Full Doc - 1 year's W-2, paystubs, tax return or K1's</li> <li>Alt Doc - 12 or 24 months' personal or business bank statements or 1099's max 90% LTV. Multiple income producing businesses ineligible. Min. 2 years history of self employment required</li> </ul> <p><b>PAYMENT SHOCK:</b></p> <ul style="list-style-type: none"> <li>Maximum 300%</li> </ul> <p><b>TAX LIENS, JUDGMENTS AND COLLECTION ACCOUNTS:</b></p> <ul style="list-style-type: none"> <li>All tax liens, judgments and open collections must be paid at closing</li> </ul> <p><b>ASSETS / RESERVES:</b></p> <ul style="list-style-type: none"> <li>6 months</li> <li>12 months required on loan amounts &gt; \$2 million</li> <li>Cash-out <b>may not</b> be used to satisfy reserve requirement</li> <li>Gift of equity not permitted</li> <li>Gift funds for down payment ok to 80% LTV</li> </ul> <p><b>CASH-OUT:</b></p> <ul style="list-style-type: none"> <li>See cash-out matrix, max 80% LTV</li> </ul> <p><b>LISTED PROPERTIES:</b></p> <ul style="list-style-type: none"> <li>Must be off market for 6 months</li> </ul> <p><b>OCCUPANCY:</b></p> <ul style="list-style-type: none"> <li>Owner Occupied and 2nd Home</li> <li>First-time Homebuyers with 12 months' cancel rent checks, 80% max LTV</li> <li>Secondary Financing 80% Max CLTV</li> </ul> <p><b>LOAN AMOUNTS:</b></p> <ul style="list-style-type: none"> <li>\$1M - \$1.5 M 90% LTV Purchase/Rate Term, 80% Cash-out</li> <li>\$1.5 M - \$2.0 M 85% LTV Purchase/Rate Term, 75% Cash-out (<b>700 FICO Min</b>)</li> <li>\$2.0 M - \$2.5 M 80% LTV Purchase/Rate Term, 70% Cash-out (<b>700 FICO Min</b>)</li> <li>\$2.5 M - \$3.0 M 70% LTV Purchase/Rate Term, 65% Cash-out (<b>700 FICO Min</b>)</li> </ul>	30 Year Fixed	0.375	
		Interest Only	0.250	Max 85% (No Texas A6)
		Cash-Out >75% LTV	0.250	Max 80% LTV 85% w/680 score
		DTI - 43.01%-50.00%	0.250	Case by Case Max 85%
		Second Home	0.500	Max 80% LTV
		2-4 Units	0.250	Max 80% LTV
		Condo	0.000	Case by Case > 85%
		Condo High Rise (Broward/M. Dade Co FL)	0.250	Max 75% LTV
		Loan Amount > \$1,500,000	0.250	Second appraisal required
		Loan Amount \$500,000 to \$1.0M	<b>-0.250</b>	AL, AR, CT, DC, FL, GA, ID, IL, IN, KS, LA, MI, MN, NC, NJ, OH, PA, SC, TN, TX, WI
		Loan Amount \$650,000 to \$1.5M	<b>-0.250</b>	AZ, CA, CO, MD, MT, NH, NV, OR, UT, VA, WA
		Full Doc (1 Year W-2 or tax return)	0.250	
		Alt Doc 24 months	0.125	
		Alt Doc 24 months > 80% LTV	0.375	
		Alt Doc 12 months	0.250	
		Alt Doc 12 months > 80% LTV	0.500	
		1x30 Mort Late Last 12 months	0.250	
		BK/Housing Event 48-60 months	0.250	
		Asset Xpress	0.500	Max 75% LTV to \$1.5 M Max 80% LTV to \$1 M
		Texas Cash-Out	0.250	Max loan 1 million
Rate Buy Down	3:1 Pts to Rate	Max 1.00 Buy Down		
<b>Minimum Interest Rate</b>	<b>ARM 3.999%</b>	<b>Fixed 4.250%</b>		
<b>Underwriting Fee</b>	<b>\$1,295</b>			
<b>Tax Service Fee</b>	<b>\$65</b>			
<b>Flood Cert Fee</b>	<b>\$12</b>			
<b>Attorney Doc Review</b>		<b>\$150 Purch/R&amp;T; Cash-Out \$175 (Texas only)</b>		

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