

PrimeX Rate Sheet

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| Rates Quoted as 5 Year ARM | | | | | | | | |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| FICO/LTV | 50% | 55% | 60% | 65% | 70% | 75% | 80% | 85% |
| 760 | 4.750 | 4.875 | 4.999 | 5.125 | 5.125 | 5.250 | 5.500 | 5.750 |
| 740 | 4.875 | 4.999 | 5.125 | 5.250 | 5.250 | 5.375 | 5.625 | 5.875 |
| 720 | 4.999 | 5.125 | 5.250 | 5.250 | 5.375 | 5.625 | 5.875 | 6.125 |
| 700 | 5.125 | 5.250 | 5.250 | 5.375 | 5.625 | 5.875 | 6.125 | 6.500 |
| 680 | 5.250 | 5.375 | 5.500 | 5.625 | 5.875 | 6.125 | 6.375 | 6.750 |

| Loan Amount Maximum / Owner Occupied | | | | | | | | | | | | | | | | | |
|--------------------------------------|------|----------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------------|--------|--------|--------|--------|--|
| Transaction Type | FICO | Full Doc | | | | | Alt Doc | | | | | Asset Xpress | | | | | |
| | | \$1.0M | \$1.5M | \$2.0M | \$2.5M | \$3.0M | \$1.0M | \$1.5M | \$2.0M | \$2.5M | \$3.0M | \$1.0M | \$1.5M | \$2.0M | \$2.5M | \$3.0M | |
| Purchase | 700+ | 85% | 75% | 70% | 65% | 60% | 85% | 75% | 70% | 65% | 60% | 75% | 70% | 65% | 60% | 55% | |
| | 680 | 85% | 75% | 70% | 65% | 60% | 85% | 75% | 70% | 65% | 60% | 75% | 70% | 65% | 60% | 55% | |
| Rate/Term Refinance | 700+ | 80% | 75% | 70% | 65% | 60% | 80% | 75% | 70% | 65% | 60% | 75% | 65% | 60% | 55% | 50% | |
| | 680 | 80% | 75% | 70% | 65% | 60% | 80% | 75% | 70% | 65% | 60% | 75% | 65% | 60% | 55% | 50% | |
| Cash-Out Refinance | 700+ | 80% | 75% | 70% | 65% | 60% | 80% | 75% | 65% | 60% | 55% | n/a | n/a | n/a | n/a | n/a | |
| | 680 | 75% | 70% | 65% | 60% | 55% | 75% | 70% | 65% | 60% | 55% | n/a | n/a | n/a | n/a | n/a | |

| PROGRAM NOTES | |
|--|---|
| <p>PROPERTY TYPES:</p> <ul style="list-style-type: none"> SFRs, Condos, PUDs No below average properties Minimum \$50,000 equity required <p>INELIGIBLE PROPERTIES:</p> <ul style="list-style-type: none"> Non-Warrantable Condos, Rural Properties, Site > 10-Acres, High-rise Condo in Dade/Broward Counties, Florida(8+ stories), 2-4 unit properties <p>LOAN TERMS:</p> <ul style="list-style-type: none"> 5 ARM or 30 Year Fixed 10 Year / 40 Year Term IO Index is 1 year LIBOR No pre-payment penalty Caps are 2/2/5 (2% Initial Change Cap / 2% Period Adj / 5% Lifetime Cap) Margin 3.50% All loans require impounds for tax and insurance <p>LOAN AMOUNTS:</p> <ul style="list-style-type: none"> \$150,000—\$3,000,000. Loan Amounts over \$1.5M requires 2nd appraisal. <p>HOUSING HISTORY/CREDIT EVENT SEASONING:</p> <ul style="list-style-type: none"> 0x30 mortgage lates last 24 months, 48 months seasoning for bankruptcy, foreclosure, short sale, or deed in lieu. No multiple events 24 months housing history required <p>INCOME/DTI:</p> <ul style="list-style-type: none"> Max of 43%, Residual Income—\$1,500 per household plus \$500 1st child, \$250 thereafter. Child maximum \$1,500. <p>PAYMENT SHOCK:</p> <ul style="list-style-type: none"> Maximum 300% | <p>CREDIT SCORE/TRADELINE REQUIREMENTS:</p> <ul style="list-style-type: none"> Tradeline—Minimum credit history of 5 trade lines, opened or closed with one trade line 24 months or greater with 5k or greater balance. At least 2 trades must be open and active. Credit Score—All Borrowers must meet program requirements. The middle score of the primary wage-earner is used for pricing and LTV purposes. <p>INCOME DOCUMENTATION:</p> <ul style="list-style-type: none"> Full Doc - 1 or 2 years W-2, paystubs, tax returns or K1's Alt Doc - 12 or 24 months personal or business bank statements or 1099's. Multiple income producing businesses ineligible. Min. 4 years history of self employment required Asset Xpress—100% of amount needed to amortize loan plus monthly debts for 60 months (cash-out not allowed). <p>TAX LIENS AND JUDGMENTS COLLECTION ACCOUNTS:</p> <ul style="list-style-type: none"> All tax liens and judgments must be paid at closing. <p>COLLECTION/CHARGE-OFF ACCOUNTS:</p> <ul style="list-style-type: none"> All collection and charged-off accounts must be paid at closing. <p>ASSETS / RESERVES:</p> <ul style="list-style-type: none"> 6 months 9 months required on loan amounts > \$1 million Cash-out may not be used to satisfy reserve requirement Gift of equity not permitted Gift funds for down payment ok to 80% LTV, Borrower must contribute 5% own funds <p>LISTED PROPERTIES:</p> <ul style="list-style-type: none"> Must be off market for 6 months <p>OCCUPANCY:</p> <ul style="list-style-type: none"> Owner Occupied and second home (2nd Home max 75% LTV) First-time Homebuyers with 24 months cancel rent checks, 80% max LTV Secondary Financing 80% Max CLTV |

| Adjustments | Rate | Notes |
|--|-----------------|---|
| 30 Year Fixed | 0.000 | |
| Interest Only | 0.250 | Max 80% LTV |
| Rate/Term Refinance | 0.000 | Max 80% LTV |
| Cash-Out | 0.250 | Over 65% LTV Max C/O \$350k |
| Alt Doc 12 mos - Personal BK Stmt | 0.250 | SPECIAL: No add for any Bank Statement program!! |
| Alt Doc 12 mos - Business BK Stmt | 0.375 | |
| Alt Doc 24 mos- Personal BK Stmt | 0.125 | |
| Alt Doc 24 mos- Business BK Stmt | 0.250 | |
| 1 Year Full Doc | 0.125 | |
| Asset Xpress | 0.500 | Cash-out not allowed |
| Forbearance < 1 year | - | See Loan Program Descriptions |
| Second Home | 0.250 | Max 75% LTV |
| Loan Amounts > \$1.5M | 0.250 | |
| Texas Cash-out a(6) | 0.250 | Max loan amount \$1.0M |
| Lender Paid Compensation | 2/1 | Max 2% LPC (see pricer) |
| Discount and Broker Points can be financed | | 2% of base loan amt Max base LTV 75% |
| Rate Buy Down | 2:1 Pts to Rate | Max 2.00 Point Buy Down |
| Minimum Interest Rate | ARM 4.750% | Fixed 4.750% |
| Underwriting Fee | \$1,395 | |
| Admin Fee | \$76 | |
| Attorney Doc Review | \$150 | Texas only |

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