



PrimeX Rate Sheet

Prime "Just Missed" Product

714-598-1430

info@homeXmortgage.com

www.homeXmortgage.com

Service beyond your expectations

Fico/LTV	65%	70%	75%	80%	85%	90%
Rates Quoted as 5 Year ARM						
740	5.125%	5.375%	5.500%	5.625%	6.625%	7.250%
720	5.375%	5.500%	5.625%	5.750%	6.750%	7.375%
700	5.500%	5.625%	5.750%	5.875%	6.990%	7.500%
680	5.625%	5.750%	5.875%	6.250%	7.250%	7.750%
660	5.750%	5.875%	6.250%	6.375%	7.500%	
640	5.875%	6.000%	6.375%	6.625%	7.750%	

Cash-Out Matrix	
LTV	Cash-Out
80%	\$200 K
75%	\$300 K
70%	\$400 K
65%	\$500 K

Marketing Notes

Program Notes

<p>Property Types:</p> <ul style="list-style-type: none"> SFRs, Condos, PUDs Owner Occ only No rural properties No below average properties <p>Loan Terms:</p> <ul style="list-style-type: none"> 5 Year ARM, 7 Year ARM or 30 Year Fixed 10 Year IO Available Index is 6-month LIBOR No prepayment penalty Floor = Start rate Caps are 3/1/6 (3% initial change cap/1% semi-annual cap/6% lifetime cap) Margin 3.95% All loans require impounds for tax and insurance <p>Loan Amounts:</p> <ul style="list-style-type: none"> \$150,000 - \$1.0 MM <p>Credit:</p> <ul style="list-style-type: none"> 1x30 mortgage lates last 12 months 24 months seasoning for bankruptcy, foreclosure, short sale, or deed in lieu. 48 months if there are multiple events. Minimum FICO 640 Minimum credit history of 3 trade lines and 24 month seasoning required 12 month housing history required 	<p>DTI:</p> <ul style="list-style-type: none"> Maximum of 43% All loans subject to residual income requirements <p>Income Documentation:</p> <ul style="list-style-type: none"> Full Doc - 2 years W-2, paystubs, and tax returns Alt Doc - 24 months personal bank stmts (self employed only, 85% LTV max Purchase, 80% LTV R&T Refi, 75% Cash out) Alt Doc - 12 months personal bank stmts (80% LTV max, minimum 4 years history of self employment required) <p>Payment Shock:</p> <ul style="list-style-type: none"> Maximum of 250%, 150% over 80% LTV <p>Tax Liens, Judgments and Collection Accounts:</p> <ul style="list-style-type: none"> All tax liens, judgments and open collections must be paid at closing <p>Assets / Reserves:</p> <ul style="list-style-type: none"> 6 months reserves required. All funds to close and reserves must be sourced and seasoned. 12 months on LTV's > 75% Gift of equity not permitted Gift funds ok to 80% LTV <p>LTV > 80%:</p> <ul style="list-style-type: none"> Purchase/RT only, no cash out refinances. 12 months reserves required. 90% LTV purchase only, full doc only. Max payment shock 150%. <p>Cash Out:</p> <ul style="list-style-type: none"> 80% LTV max, full doc only above 75% LTV. <p>Occupancy</p> <ul style="list-style-type: none"> Owner Occupied only First Time Homebuyers -5% LTV Secondary Financing 80% Max LTV/90% Max CLTV 	<p style="text-align: center;"><u>Adjustments</u></p> <table border="1"> <thead> <tr> <th>Adjustments</th> <th>Rate</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>30-Year Fixed</td> <td>0.375</td> <td></td> </tr> <tr> <td>7 Year ARM</td> <td>0.250</td> <td></td> </tr> <tr> <td>Cash Out</td> <td>0.250</td> <td>Max LTV 80</td> </tr> <tr> <td>Second Home</td> <td>0.250</td> <td></td> </tr> <tr> <td>Alt Doc (24 mos bank stmts)</td> <td>0.250</td> <td></td> </tr> <tr> <td>Alt Doc (12 mos bank stmts)</td> <td>0.500</td> <td>Max LTV 80</td> </tr> <tr> <td>10 yr Int Only (40 yr term)</td> <td>0.250</td> <td>Max LTV 80</td> </tr> <tr> <td>Rate Buy Down</td> <td>1.0 PT =.50%</td> <td>Max 1.00% Buy Down</td> </tr> <tr> <td>Floor Rate</td> <td></td> <td>5.125%</td> </tr> </tbody> </table> <p style="text-align: center;"><u>COMPLIANCE INFORMATION</u></p> <p>Rate Lock:</p> <ul style="list-style-type: none"> Rate floats until loan approval - 30-day lock at that time (no float down) <p>Maximum Points:</p> <ul style="list-style-type: none"> Owner occupied max combined points determined by state/local lending laws Max broker points and Fees 2.75% / Max Total Points and Fees 5% <p>Underwriting Fee \$1295 Tax Service Fee \$65 Flood Cert Fee \$12 Attorney Doc Review \$150 (Texas only)</p>	Adjustments	Rate	Notes	30-Year Fixed	0.375		7 Year ARM	0.250		Cash Out	0.250	Max LTV 80	Second Home	0.250		Alt Doc (24 mos bank stmts)	0.250		Alt Doc (12 mos bank stmts)	0.500	Max LTV 80	10 yr Int Only (40 yr term)	0.250	Max LTV 80	Rate Buy Down	1.0 PT =.50%	Max 1.00% Buy Down	Floor Rate		5.125%
Adjustments	Rate	Notes																														
30-Year Fixed	0.375																															
7 Year ARM	0.250																															
Cash Out	0.250	Max LTV 80																														
Second Home	0.250																															
Alt Doc (24 mos bank stmts)	0.250																															
Alt Doc (12 mos bank stmts)	0.500	Max LTV 80																														
10 yr Int Only (40 yr term)	0.250	Max LTV 80																														
Rate Buy Down	1.0 PT =.50%	Max 1.00% Buy Down																														
Floor Rate		5.125%																														

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.

Available States: AL, AZ, CA, CO, CT, DC, FL, GA, ID, IL, KS, MD, NC, NJ, NV, OH, OR, PA, SC, TX (50(a)6 loans not available), UT, WA, WI

Effective Date: 11/17/2017