



# CoreX Rate Sheet

## Non-Prime Product

Service beyond your expectations

Rates Quoted as 5 Year ARM

[www.homeXmortgage.com](http://www.homeXmortgage.com)

CREDIT GRADE A			CREDIT GRADE A-			CREDIT GRADE B			CREDIT GRADE B-			CREDIT GRADE C			<b>General Info</b> Loan Terms: • 5 year ARM, 7 year ARM or 30 Year Fixed • No Prepayment penalty • Floor = Start rate • Caps are 3/1/6 (3% initial change cap/1% semi-annual cap/6% lifetime cap) • All loans require impound for tax and insurance Property Types: • 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" Debt to Income Ratio: • 50% Max back end ratio • See guidelines for residual income calculations
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%	6.875	Par	50%	7.999	Par	
60%	5.375	Par	60%	5.625	Par	60%	6.500	Par	60%	7.500	Par	60%	8.125	Par	
65%	5.500	Par	65%	5.875	Par	65%	6.625	Par	65%	7.625	Par	65%	8.500	Par	
70%	5.625	Par	70%	6.125	Par	70%	6.999	Par	70%	7.875	Par				
75%	5.999	Par	75%	6.375	Par	75%	7.375	Par	75%	8.250	Par				
80%	6.250	Par	80%	6.750	Par	80%	7.625	Par							
85%	6.999	Par													
90%	7.625	Par													
QUALIFICATIONS			QUALIFICATIONS			QUALIFICATIONS			QUALIFICATIONS			QUALIFICATIONS			
680+ FICO Mtg 0x30 (12 Months) No BK / FC 3 Years No SS/DIL 2 Years Purch. 90% LTV - Full Doc Only RT Refi 85% LTV Cash-out Refi 80% LTV 2nd Home 75% LTV Margin 3.95%			640+ FICO Mtg 1x30 (12 months) No BK / FC 2 Years No SS/DIL 1 Year Purchase 85% LTV RT Refi 80% LTV Cash-out Refi 80% LTV 2nd Home 75% LTV Margin 4.95%			600+ FICO Mtg 0x60 (12 Months) No BK 18 Months /FC 2 Years SS/DIL Settled Purchase 80% LTV RT Refi 75% LTV Cash-out Refi 75% LTV 2nd Home 70% LTV Margin 5.95			540+ FICO Mtg 0x90 (12 Months) No BK/FC 1 Year SS/DIL Settled Purchase 75% LTV RT Refi 70% LTV Cash-out Refi 70% LTV 2nd Home 70% LTV Margin 6.95%			500+ FICO Max 90 days Delinquent BK/FC Completed SS/DIL Settled Purchase 65% LTV RT Refi 65% LTV Cash-out Refi 65% LTV Margin 7.95%			

### Program Notes

LENDING CRITERIA	Income Documentation	ADJUSTMENTS																																																																																															
<b>Loan programs for Owner Occ and 2nd homes only</b> • See InvestorX rate sheetes for Non OCC programs <b>Loan Amounts:</b> Minimum loan amount <b>\$100,000</b> <b>\$100,001 - \$1,000,000</b> - see above matrix. <b>\$1,000,001 - \$1,500,000 Owner Occupied:</b> <table border="1"> <thead> <tr> <th>Purch</th> <th>Rate/ Term</th> <th>Cash Out</th> <th>Bank Stmt</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>85%</td> <td>85%</td> <td>75%</td> <td>80%</td> </tr> <tr> <td>A-</td> <td>80%</td> <td>80%</td> <td>75%</td> <td>75%</td> </tr> <tr> <td>B</td> <td>80%</td> <td>80%</td> <td>75%</td> <td>75%</td> </tr> </tbody> </table> <b>\$1,500,001 - \$2,000,000 Owner Occupied:</b> <table border="1"> <thead> <tr> <th>Purch</th> <th>Rate/ Term</th> <th>Cash Out</th> <th>Bank Stmt</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>80%</td> <td>80%</td> <td>70%</td> <td>75%</td> </tr> <tr> <td>A-</td> <td>75%</td> <td>75%</td> <td>70%</td> <td>70%</td> </tr> <tr> <td>B</td> <td>75%</td> <td>75%</td> <td>70%</td> <td>70%</td> </tr> </tbody> </table>	Purch	Rate/ Term	Cash Out	Bank Stmt	A	85%	85%	75%	80%	A-	80%	80%	75%	75%	B	80%	80%	75%	75%	Purch	Rate/ Term	Cash Out	Bank Stmt	A	80%	80%	70%	75%	A-	75%	75%	70%	70%	B	75%	75%	70%	70%	<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 then 2 years <b>First time home buyer:</b> • A , A- and B credit grades. B- grade case by case. <b>Reserves:</b> • 6 months required above 85% LTV or above \$1MM loan amount.	<table border="1"> <thead> <tr> <th>Adjustments</th> <th>Rate</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>7 Year ARM</td> <td>0.250%</td> <td></td> </tr> <tr> <td>30-Year Fixed</td> <td>0.375%</td> <td></td> </tr> <tr> <td>10 Year IO, 40 yr term</td> <td>0.250%</td> <td>A/A- only, 80% LTV max</td> </tr> <tr> <td>Cash out &gt; 75% LTV</td> <td>0.250%</td> <td>Max cash \$350K, \$50k C grade (Higher amounts case by case)</td> </tr> <tr> <td>Second Home</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Short term rental property</td> <td>0.500%</td> <td>See guidelines for details</td> </tr> <tr> <td>2-4 Units</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Non-Warrant Condo</td> <td>0.500%</td> <td>Max 80% LTV</td> </tr> <tr> <td>Loan Amount &lt; \$150,000</td> <td>0.500%</td> <td></td> </tr> <tr> <td>Rural Property</td> <td>0.500%</td> <td>Max \$400K loan amt,-10% LTV</td> </tr> <tr> <td>Alt Doc (24 mos bank stmts)</td> <td>0.250%</td> <td>Max \$500K for CA purchases</td> </tr> <tr> <td>Alt Doc &gt;80% LTV</td> <td>0.500%</td> <td>A, A- and B. (B- case by case)</td> </tr> <tr> <td>Asset Xpress</td> <td>0.500%</td> <td>Max 75% LTV</td> </tr> <tr> <td>Asset Assist</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Rate Buy Down</td> <td>1.0 PT =.50%</td> <td>Max buydown .500% to rate</td> </tr> <tr> <td>Floor Rate</td> <td></td> <td>Lowest rate for credit grade</td> </tr> <tr> <td>Underwriting Fee</td> <td>\$1295</td> <td>Flood Cert Fee \$12</td> </tr> <tr> <td>Tax Service Fee</td> <td>\$65</td> <td>Attorney Doc Review \$150 (Texas only)</td> </tr> </tbody> </table>	Adjustments	Rate	Notes	7 Year ARM	0.250%		30-Year Fixed	0.375%		10 Year IO, 40 yr term	0.250%	A/A- only, 80% LTV max	Cash out > 75% LTV	0.250%	Max cash \$350K, \$50k C grade (Higher amounts case by case)	Second Home	0.250%		Short term rental property	0.500%	See guidelines for details	2-4 Units	0.250%		Non-Warrant Condo	0.500%	Max 80% LTV	Loan Amount < \$150,000	0.500%		Rural Property	0.500%	Max \$400K loan amt,-10% LTV	Alt Doc (24 mos bank stmts)	0.250%	Max \$500K for CA purchases	Alt Doc >80% LTV	0.500%	A, A- and B. (B- case by case)	Asset Xpress	0.500%	Max 75% LTV	Asset Assist	0.250%		Rate Buy Down	1.0 PT =.50%	Max buydown .500% to rate	Floor Rate		Lowest rate for credit grade	Underwriting Fee	\$1295	Flood Cert Fee \$12	Tax Service Fee	\$65	Attorney Doc Review \$150 (Texas only)
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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