



CoreX Rate Sheet

Non-Prime Product

Service beyond your expectations

Rates Quoted as 5 Year ARM

www.homeXmortgage.com

CREDIT GRADE A			CREDIT GRADE A-			CREDIT GRADE B			CREDIT GRADE B-			CREDIT GRADE C			General Info 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																																																																																															
Loan programs for Owner Occ and 2nd homes only • See InvestorX rate sheetlets for Non OCC programs Loan Amounts: Minimum loan amount \$100,000 \$100,001 - \$1,000,000 - see above matrix. \$1,000,001 - \$1,500,000 Owner Occupied: <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> \$1,500,001 - \$2,000,000 Owner Occupied: <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> All loans over \$1,000,000: No gift equity. Gift funds ok with min 5% from borrower. 6 months reserves required (exceptions considered case by case with 10% reduction in LTV). Second full appraisal required. Cash out may be used to satisfy reserve requirement.	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%	Income Documentation • Full Doc - W-2 & paystubs, 1040s • Alt Doc - 24 months personal or business bank stmts (self employed only), rental income qualified by lease agreements (all borrowers). Lease agreement Alt Doc \$1MM max loan amount. • Asset Xpress - 100% of amount needed to amortize loan plus monthly debts for 60 months, max 75% LTV. \$1MM max loan amount. • Asset Assist- Assets divided by 120 is added to income. \$1MM max loan amount. Down Payments: • All down payment funds must be verified prior to drawing loan documents • Secondary Financing 80% Max LTV/90% Max CLTV Tax Liens, Judgments: • All tax liens and judgments must be paid at closing. Collection Accounts: • Collections and charge offs need to be paid off except: - Medical Collections - Collection accounts older then 2 years First time home buyer: • A , A- and B credit grades. B- grade case by case. Reserves: • 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 > 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 < \$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 >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)
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%																																																																																													
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)																																																																																															

FOR WHOLESALE AND LOAN BROKER USE ONLY. The rate sheet does not constitute a commitment to lend or an extension of credit. Additional restrictions may apply. HomeXpress 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 ,AR, AZ, CA, CO, CT, DC, FL, GA, ID , IL, IN, KS, MD, NC, NJ, NV, OH, OR, PA, SC ,TN, TX (50(a)6 loans not available) , UT, VA, WA, WI

Effective Date: 2/9/2018