



**NEW Lender Paid Comp Now Available**

714-598-1456

**InvestorX DSCR Qualified**

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

**Non Owner Occupied Properties**

[info@homexmortgage.com](mailto:info@homexmortgage.com)

*Service beyond your eXpectations*

Rates Quoted on 5 Yr ARM							Adjustments		Refi / Cash-Out		Qualification	
LTV	50%	55%	60%	65%	70%	75%	Add to Rate		Cash-Out	LTV	Method	Rate Adjustment
<b>Fico</b>	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	Rate / Pts	2-4 Units	0.250%	0 - \$200K	- 5% LTV	DSCR > 1.00	0.000
<b>700</b>	6.500 / Par	6.500 / Par	6.625 / Par	6.875 / Par	7.125 / Par	7.375 / Par	7 YR ARM	0.250%	\$201K - \$500K	- 10% LTV	DSCR .75 - 1.00	0.250
<b>680</b>	6.625 / Par	6.625 / Par	6.750 / Par	7.125 / Par	7.625 / Par	7.875 / Par	IO	0.250%	>\$500K *	Max 60% LTV	DSCR < .75	0.500
<b>660</b>	6.875 / Par	6.875 / Par	7.125 / Par	7.500 / Par	7.875 / Par	8.125 / Par	Cash out	0.250%	* On a case by case basis only - requires a second full appraisal.			
<b>640</b>	7.125 / Par	7.125 / Par	7.375 / Par	7.750 / Par	8.125 / Par	Non warrantable condo	0.500%					
<b>620</b>	7.500 / Par	7.500 / Par	7.625 / Par	7.875 / Par	8.250 / Par	< \$150K loan	0.500%					
<b>600</b>	7.750 / Par	7.750 / Par	7.875 / Par	8.125 / Par	8.375 / Par	Foreign National	0.250%					
							Non Perm Res Alien	0.250%				

Lender Paid Comp	
Comp Paid	Add to rate
1.000	0.500
1.500	0.750
2.000	1.000

**Program Notes**

**Qualification:**

- Borrower must be an experienced property investor
- Total borrower income not disclosed, DTI not calculated
- All rents validated by lease agreements
- Full appraisal required, including Operating Income Statement and Comparable Rent Schedule

**Property Type:**

- SFR, Condo, Townhome, 2-4 Units, PUD. Rural properties not acceptable.
- Non warrantable condos case by case, 5% LTV reduction.

**Loan Terms:**

- 5 year, and 7 year ARM

**Index /Margin:**

- 6 month Libor / 6.95%

**Interest Only Option:**

- Loan Term 40 years / Interest-Only Period: 10 Years

**Pre-Payment Penalty Terms (where permitted by state law):**

- 2 Years - 6 months' interest on amount prepaid in excess of 20%.

**Pre-Payment Penalty Buydown Options (minimum 1 year prepayment penalty required):**

First year buydown: either 0.500% to rate or 1.00% to cost

**Refinance of property listed for sale in last 6 months:**

- 0-3 months 1.00 point cost
- 4-6 months 0.50 point cost

**Loan Amounts:**

- \$100K to \$1 Million (>\$1 Million case by case, requires second full appraisal)
- Loans > \$750K Max 70% LTV

**Occupancy:**

- Non-Owner Occupied only

**Credit:**

- No housing event (foreclosure, deed in lieu, or short sale) in last 36 months
- No BK last 24 months
- 0X30 on Mortgage last 12 months

**Impounds:**

- Required on all loans

**Purpose:**

- Purchase, Rate/Term (-5% LTV), or Cash Out (see above for LTV limits)
- Cash out must be for business purpose and funds must be wired to business account

**Restrictions on Properties Owned / Financed:**

- Maximum 20 properties owned
- Maximum 5 loans to borrower, maximum combined loan amount \$1,500,000

**Impounds:**

- Required on all loans

**Foreign National Program:**

- 70% max LTV on Puch and RT/Refi 65% LTV max Cash out
- 640 min fico
- No fico is allowed, when no fico price at 640

**Assets held in foreign accounts:**

- Must be verified in U.S. Dollar equivalency at the current exchange rate via [www.xe.com](http://www.xe.com)
- Sufficient funds to close must be on deposit at a domestic bank three (3) days prior to any closing date.
- A copy of the two (2) most recent bank statements of the foreign account are required

**Closing**

- Loan must be made to a domestic LLC and a domestic agent of service is required.
- Other closing conditions apply, please see loan approval for complete details or contact your AE for Info

**Non-Permanent Resident Alien:**

- No Fico is allowed, when no fico price at 640
- Acceptable Visas are: (A1-A-3/E-1 -E-3/G-1 - G-5/H-1/L-1/NATO/O-1/R-1/TN (NAFTA)

**Underwriting Fee \$1295**

**Doc Prep/Atty \$900**

**Tax Service Fee \$65**

**Flood Cert Fee \$12**

**ACH Transfer required on all InvestorX loans**

Above base rates are subject to a minimum rate of 6.500% after program adjustments

**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. HomeX reserves the right to amend rates and guidelines at any time and completely within the discretion of HomeXpress Mortgage internal policies and procedures. All loans submitted to HomeXpress Mortgage 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, LA, MD, MN, NC, NJ, NV, OH, OR, PA, SC, TN, TX (50(a)6 loans not available), UT, VA, WA, WI

Effective Date: 4/25/2018