



PrimeX Rate Sheet

714-598-1430

info@homeXmortgage.com

www.homeXmortgage.com

NEW Lender Paid Comp Now Available

Service beyond your expectations

| Fico/LTV | 60% | 65% | 70% | 75% | 80% | 85% | 90% | Cash-Out Matrix | | Lender Paid Comp | |
|-----------------------------------|--------|--------|--------|--------|--------|--------|--------|---|-----------------|------------------|--------------------|
| Rates Quoted as 5 Year ARM | | | | | | | | LTV | Cash-Out | Comp Paid | Add to Rate |
| 740 | 4.500% | 4.625% | 4.750% | 4.875% | 4.999% | 5.500% | 6.250% | <\$1.0M | \$500K | 1.00% | 0.500% |
| 720 | 4.625% | 4.750% | 4.875% | 4.999% | 5.250% | 5.750% | 6.500% | >\$1.0M | \$300K | 1.50% | 0.750% |
| 700 | 4.750% | 4.875% | 4.999% | 5.250% | 5.375% | 5.999% | 6.750% | 80% LTV Max Cash Out all programs EXCEPT: | | | |
| 680 | 4.875% | 4.999% | 5.125% | 5.375% | 5.500% | 6.375% | 7.125% | 1. 2nd home | 75% | 2.00% | 1.000% |
| 660 | 5.250% | 5.375% | 5.500% | 5.625% | 5.999% | 6.750% | | 2. Asset Xpress | 75% | | |
| 640 | 5.500% | 5.750% | 5.999% | 6.375% | 6.500% | 7.250% | | 3. 1.5m - 2m | 70% | | |

Program Notes

Property Types:

- SFRs, Condos, PUDs, 2-4 units, OO, and 2nd Home
- No rural properties
- No below average properties

Loan Terms:

- 5 Year ARM, or 30 Year Fixed
- 10 Year / 40 year term IO
- Index is 6 month LIBOR
- No prepayment penalty
- Floor = Start rate
- Caps are 3/1/6
(3% initial chng cap/1% semi-annual cap/6% lifetime cap)
- Margin 3.95%
- All loans require impounds for tax and insurance

Loan Amounts:

- \$150,000 - \$2.0 MM

Credit:

- 0x30 mortgage lates last 12 months, 1x30 case by case with comp factors, no rolling 30's
- 60 months seasoning for bankruptcy, foreclosure, short sale, or deed in lieu. 48 months case by case with comp factors. No multiple events.
- Minimum FICO 640
- Minimum credit history of 5 trade lines, opened or closed with one tradeline 24 month or greater with 5k or greater balance.
- 12 month housing history required

DTI:

- Max of 43%, 43.01-50.00% case by case with comp factors, max 85% LTV
- All loans subject to residual income requirements

Income Documentation:

- Full Doc - 2 years W-2, paystubs, and tax returns
- Alt Doc - 24 mos pers or bus bank strmts max 85% LTV. Multiple income producing businesses ineligible. 12 mos personal bank strmts max 85% LTV, minimum 4 years history of self employment required.

Payment Shock:

- Maximum 250%

Tax Liens, Judgments and Collection Accounts:

- All tax liens, judgments and open collections must be paid at closing

Assets / Reserves:

- 6 months
- Cashout may be used to satisfy reserve requirement
- Gift of equity not permitted
- Gift funds for down payment ok to 80% LTV

Cash Out:

- See cash out matrix, max 80% LTV

Listed Properties

- Must be off market for 6 months

Occupancy

- Owner Occupied and 2nd Home
- First Time Homebuyers with 12 mos cancel rent checks, 80% max LTV
- Secondary Financing 80% Max CLTV

Loan Amounts

- \$1mm - \$1.5mm 85% LTV Purchase/Rate Term, 80% Cash out or Matrix
- \$1.5mm - \$2.0mm 75% LTV Purchase/Rate Term, 70% Cash out or Matrix
- Loan amounts \geq \$1mm require a borrower paid second appraisal

Adjustments

| Adjustments | Rate | Notes |
|----------------------------------|---------------------------|----------------------|
| 30 Year Fixed | 0.375 | |
| Second Home | 0.500 | Max 75% LTV |
| 2-4 unit | 0.250 | Max 80% LTV |
| Condo | 0.250 | Case by Case >85% |
| RT Refi | 0.000 | -5% LTV |
| Cashout \leq 75% LTV | 0.250 | Max 80% LTV |
| Cashout >75% LTV | 0.500 | Max 80% LTV |
| Alt Doc 24 months \leq 75% LTV | 0.250 | Max 85% LTV |
| Alt Doc 24 months >75% LTV | 0.375 | Max 85% LTV |
| Alt Doc 12 months \leq 75% LTV | 0.375 | Max 85% LTV |
| Alt Doc 12 months >75% LTV | 0.500 | Max 85% LTV |
| Asset Xpress | 0.500 | Max 75% LTV |
| Interest Only | 0.250 | Max 80% LTV |
| Loan Amount <300k | 0.250 | |
| 1x30 Mort Lates Last 12 mos | 0.250 | |
| DTI- 43.01%-50.00% | 0.250 | Case by Case Max 85% |
| BK/Housing Event 48-60 mos | 0.250 | |
| Rate Buy Down | 1.0 PT =.50% | Max 0.50% Buy Down |
| Minimum Interest Rate | 4.5% | |
| Underwriting Fee | \$ 1,295 | |
| Tax Service Fee | \$ 65 | |
| Flood Cert Fee | \$ 12 | |
| 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 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 in these States: AL, AR, AZ, CA, CO, CT, DC, FL, GA, ID, IL, KS, MD, NC, NJ, NV, OH, OR, PA, SC, TN, TX (50(A)6 LOANS NOT AVAILABLE), UT, VA, WA, WI

Effective Date: 4/1/2018

PrimeX Rate Sheet

Prime " Just Missed " Product

Change Notes:

1/8/2018 Added TN

2/1/2018 Added AR and VA to ratesheet

3/1/2018 decreased rates in 85 and 90 ltv 680 and above see previous rare sheet version
set rounding to .9999

4/1/2018 Added Lender Paid Comp