



NEW Lender Paid Comp Now Available

**InvestorX Full Doc/ Alt Doc
Non Owner Occupied Properties**

714-598-1430

info@homexmortgage.com
www.homexmortgage.com

Speed, Ease and Convenience

Rates Quoted as 5 Year ARM

CREDIT GRADE A			CREDIT GRADE A-			CREDIT GRADE B			CREDIT GRADE B-			General Info	Marketing Info
LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points	LTV	Rates	Points		
50%	5.625	Par	50%	5.750	Par	50%	6.375	Par	50%	6.990	Par	Loan Terms: • 5 year ARM, 7 year ARM or 30 Year Fixed • 2 year 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 • 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	
60%	5.750	Par	60%	5.990	Par	60%	6.750	Par	60%	7.500	Par		
65%	5.990	Par	65%	6.250	Par	65%	6.990	Par	65%	7.750	Par		
70%	6.250	Par	70%	6.500	Par	70%	7.250	Par	70%	8.250	Par		
75%	6.500	Par	75%	6.875	Par								
80%	6.990	Par	80%	7.375	Par								
QUALIFICATIONS			QUALIFICATIONS			QUALIFICATIONS			QUALIFICATIONS				
680+ FICO Mtg 0x30 (12 Months) No BK / FC 3 Years No SS/DIL 2 Years Purch 80% LTV RT Refi 80% LTV Cash-out Refi 75% LTV Margin 3.75%			640+ FICO Mtg 1x30 (12 months) No BK / FC 2 Years No SS/DIL 1 Year Purchase 80% LTV RT Refi 80% LTV Cash-out Refi 75% LTV Margin 4.75%			600+ FICO Mtg 0x60 (12 Months) No BK 18 Months /FC 2 Years SS/DIL Settled Purchase 70% LTV RT Refi 70% LTV Cash-out Refi 70% LTV Margin 5.75			540+ FICO Mtg 0x90 (12 Months) No BK/FC 1 Year SS/DIL Settled Purchase 70% LTV RT Refi 70% LTV Cash-out Refi 65% LTV Margin 6.75%				

Program Notes

<u>LENDING CRITERIA</u>					<u>ADJUSTMENTS</u>																																																																													
Loan Amounts: Minimum loan amount \$100,000 \$100,001 - \$1,000,000 - see above matrix. \$1,000,000 - \$1,500,000: <table border="1"> <tr> <td>Purch</td> <td>Rate/ Term</td> <td>Cash Out</td> <td>Bank Stmt</td> </tr> <tr> <td>A</td> <td>75% 75%</td> <td>70%</td> <td>70%</td> </tr> </table>					Purch	Rate/ Term	Cash Out	Bank Stmt	A	75% 75%	70%	70%	<table border="1"> <thead> <tr> <th>Adjustments</th> <th>Rate</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Lender Paid Comp:</td> <td>0.500%</td> <td>1.00 Comp paid</td> </tr> <tr> <td></td> <td>0.750%</td> <td>1.50 Comp paid</td> </tr> <tr> <td></td> <td>1.000%</td> <td>2.00 Comp paid</td> </tr> <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</td> </tr> <tr> <td>Cash out</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Non-Perm Res Alien</td> <td>0.250%</td> <td>"B" Credit grade is floor</td> </tr> <tr> <td>Non- Perm Res Alien (NO FICO)</td> <td>0.500%</td> <td>Price as A-</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></td> </tr> <tr> <td>Loan Amount < \$150,000</td> <td>0.500%</td> <td></td> </tr> <tr> <td>Full Doc (1 Year w-2 or tax return)</td> <td>0.250%</td> <td></td> </tr> <tr> <td>Alt Doc (24 months bank stmts)</td> <td>0.250%</td> <td>A, A- and B. (B- case by case)</td> </tr> <tr> <td>Alt Doc (12 month bank Stmt)</td> <td>0.375%</td> <td>A, A- and B. (B- case by case)</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>\$1595</td> <td></td> </tr> <tr> <td>Flood Cert Fee</td> <td>\$12</td> <td></td> </tr> <tr> <td>Tax Service Fee</td> <td>\$65</td> <td></td> </tr> </tbody> </table>		Adjustments	Rate	Notes	Lender Paid Comp:	0.500%	1.00 Comp paid		0.750%	1.50 Comp paid		1.000%	2.00 Comp paid	7 Year ARM	0.250%		30-Year Fixed	0.375%		10 Year IO, 40 yr term	0.250%	A/A- only	Cash out	0.250%		Non-Perm Res Alien	0.250%	"B" Credit grade is floor	Non- Perm Res Alien (NO FICO)	0.500%	Price as A-	2-4 Units	0.250%		Non-Warrant Condo	0.500%		Loan Amount < \$150,000	0.500%		Full Doc (1 Year w-2 or tax return)	0.250%		Alt Doc (24 months bank stmts)	0.250%	A, A- and B. (B- case by case)	Alt Doc (12 month bank Stmt)	0.375%	A, A- and B. (B- case by case)	Rate Buy Down	1.0 PT =.50%	Max buydown .500% to rate	Floor Rate		Lowest rate for credit grade	Underwriting Fee	\$1595		Flood Cert Fee	\$12		Tax Service Fee	\$65		Income Documentation <ul style="list-style-type: none"> • Full Doc - W-2 & paystubs, 1040s • 1 Year W-2 & Paystubs, 1040s • 1 Year Tax Return (Self Employed) • Alt Doc - 24 months personal or business bank stmts (self employed only), rental income qualified by lease agreements Lease agreement Alt Doc \$1MM max loan amount. <ul style="list-style-type: none"> • 12 months personal bank statements (self employed only) Down Payments: <ul style="list-style-type: none"> • All down payment funds must be verified prior to drawing loan documents • Secondary Financing 75% Max LTV/90% Max CLTV Reserves: <ul style="list-style-type: none"> • 6 months required above \$1MM loan amount, LTV>75% and and Non-Perm Res Alien borrowers Non-Perm Res Alien <ul style="list-style-type: none"> • B credit grade is floor • No Fico is allowed (when no fico, price at A- and add 0.500% to rate) • Visa classifications allowed (E-1 - E-3/G-1 - G-5/H-1/L-1/NATO/O-1/R-1/TN (NAFTA)) 				
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All loans over \$1,000,000: No gift equity. 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.																																																																																		
Pre-Payment Penalty Terms (where permitted by state law): <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 0-3 months 1.00 point cost - 4-6 months 0.50 point cost 																																																																																		

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, LA, MD, MN, NC, NJ, NV, OH, OR, PA, SC, TN, TX (50(a)6 loans not available), UT, VA, W/

Effective Date: 8/30/2018