

As of March 18, 2025

HELOC		Max CLTV				
PRIMARY HELOC RATE SHEET <i>For Reference Only</i> PRIME + MARGIN WSJ Prime = 7.5%	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	PRIME + 1.85%	PRIME + 2.49%	PRIME + 2.49%	PRIME + 2.87%	PRIME + 3.22%
	760 - 779	PRIME + 1.89%	PRIME + 2.49%	PRIME + 2.59%	PRIME + 2.87%	PRIME + 3.22%
	740 - 759	PRIME + 2.39%	PRIME + 2.59%	PRIME + 2.79%	PRIME + 2.99%	PRIME + 3.35%
	720 - 739	PRIME + 2.75%	PRIME + 2.87%	PRIME + 2.99%	PRIME + 3.35%	PRIME + 3.72%
	700 - 719	PRIME + 2.97%	PRIME + 3.10%	PRIME + 3.35%	PRIME + 3.60%	PRIME + 4.10%
	680 - 699	PRIME + 3.85%	PRIME + 4.10%	PRIME + 4.47%	PRIME + 4.72%	
	660 - 679	PRIME + 5.10%	PRIME + 5.60%	PRIME + 5.75%		
	640 - 659	PRIME + 6.85%	PRIME + 7.10%			

HELOC		Max CLTV				
2ND HOME PRIME + MARGIN WSJ Prime = 7.5%	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	760+	PRIME + 2.49%	PRIME + 2.99%	PRIME + 3.19%	PRIME + 3.49%	
	740 - 759	PRIME + 2.87%	PRIME + 3.09%	PRIME + 3.25%	PRIME + 3.55%	
	720 - 739	PRIME + 3.25%	PRIME + 3.37%	PRIME + 3.55%		
	700 - 719	PRIME + 3.47%	PRIME + 3.60%	PRIME + 3.85%		
	680 - 699	PRIME + 4.35%	PRIME + 4.60%			
	660 - 679	PRIME + 5.60%				
	640 - 659	PRIME + 7.35%				

HELOC		Max CLTV				
INVESTMENT PRIME + MARGIN WSJ Prime = 7.5%	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	PRIME + 2.85%	PRIME + 3.49%	PRIME + 3.70%		
	760 - 779	PRIME + 2.90%	PRIME + 3.49%	PRIME + 3.70%		
	740 - 759	PRIME + 3.32%	PRIME + 3.59%	PRIME + 3.75%		
	720 - 739	PRIME + 3.75%	PRIME + 3.87%	PRIME + 4.05%		
	700 - 719	PRIME + 4.00%	PRIME + 4.10%	PRIME + 4.35%		

FICO/CLTV		Max CLTV		
FICO/CLTV <i>For Reference Only</i>	Minimum FICO	Owner Occupied	2 nd Home (+50bps)	Investment (+100bps)
	760+	80%	75%	70%
	740 - 759	80%	75%	70%
	720 - 739	80%	70%	70%
	700 - 719	80%	70%	70%
	680 - 699	75%	65%	
	660 - 679	70%	60%	
	640 - 659	65%	60%	



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MARGIN ADJUSTMENTS

Use of Proceeds Other: 0.50% margin increase

GUIDELINES

Terms	<ul style="list-style-type: none"> 5 Year Draw I/O plus 25 year repayment (full amortization) <i>Tennessee Exception: 5 year I/O plus 10 year repayment (full amortization)</i>
Debt to Income (DTI)	<ul style="list-style-type: none"> 680+: Maximum 50% 640-679: Maximum 45%
Income Verification	<ul style="list-style-type: none"> Plaid, Tax Returns or The Work Number, TRUV (W2 Only) <p><i>Note: If The Work Number or Plaid/TRUV is unsuccessful. The ability to upload income documentation is provided</i></p>
Loan Amount	<ul style="list-style-type: none"> Minimum: \$25,000 Maximum: \$400,000 Minimum 75% draw at close
Occupancy	<ul style="list-style-type: none"> Primary Residence (Owner-Occupied) Second Homes Investment Properties (limited to 15 financed properties)
Non-Occupant Co-Borrowers	<ul style="list-style-type: none"> Non-Occupant Co-Borrowers are allowed (Not allowed in Texas) Borrower 1 must be on title/owner of the property and must have income The credit score of the highest income earner will be used to qualify
Ownership	<ul style="list-style-type: none"> Revocable Trusts are accepted / LLC's are not supported
Valuation and Appraisal Requirements	<ul style="list-style-type: none"> AVM BPO If AVM does not support value or at MLO request <i>Texas > 70% CLTV require BPO</i> Minimum Property Value: \$100,000
Hazard Insurance	<ul style="list-style-type: none"> Not Required for 2nd Liens
Property Report / ALTA	<ul style="list-style-type: none"> 2nd Lien loan amounts up to 250,000: Legal and Vesting Report only 1st Lien loan amounts to \$400,000 and 2nd Lien loan amounts >250,000: ALTA Title Policy required



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