



## Bulletin 18-36

### HELOC Margin Improved

HomeBridge is pleased to announce the margin on the HELOC program has been lowered for transactions with a 730 and higher credit score for both primary residence and second home transactions. There is no change to the margins for transactions with a credit score < 730.

CLTV > 80% and a credit score ≥ 730 the new margin is 1.24% (previously 1.49%)

### Updated HELOC Matrix

1-2 Unit Primary Residence First Lien Purchase and Rate/term or Cash-out Refinance Transactions				
CLTV <sup>3</sup>	Maximum Combined Loan Amount (First and HELOC)	Maximum HELOC Amount <sup>1</sup>	Credit Score	Current Prime Rate Plus Below Margin <sup>2</sup>
85.01% - 89.99%	\$2,000,000	\$350,000	730	1.24%
80.01% - 85%	\$2,000,000	\$500,000	730	1.24%
70.01% - 80%	\$2,000,000	\$500,000	730	.99%
70% and lower	\$2,000,000	\$500,000	730	.49%
85.01% - 89.99%	\$1,250,000	\$350,000	700	1.49%
80.01% - 85%	\$1,250,000	\$500,000	700	1.49%
70.01% - 80%	\$1,250,000	\$500,000	700	.99%
70% and lower	\$1,250,000	\$500,000	700	.49%
80.01% - 85%	\$1,250,000	\$500,000	680	1.74%
70.01% - 80%	\$1,250,000	\$500,000	680	1.24%
70% and lower	\$1,250,000	\$500,000	680	.74%
1-Unit Second Home First Lien Purchase and Rate/term or Cash-out Refinance Transactions				
CLTV <sup>3</sup>	Maximum Combined Loan Amount (First and HELOC)	Maximum HELOC Amount <sup>1</sup>	Credit Score	Current Prime Rate Plus Below Margin <sup>2</sup>
80.01% - 85%	\$1,275,000	\$250,000	730	1.24%
70.01% - 80%	\$1,275,000	\$250,000	730	.99%
70% and lower	\$1,275,000	\$250,000	730	.49%

The HELOC program guidelines have been updated and posted on the HomeBridge website at [www.HomeBridgeWholesale.com](http://www.HomeBridgeWholesale.com)

The improved margin is eligible for new submissions and loans currently in the pipeline in which docs have not been drawn as of August 6, 2018.

As a reminder, the HELOC program is available in conjunction with a Fannie Mae or Freddie Mac first lien; it is not a stand-alone HELOC program.

If you have any questions, please contact your Account Executive.