

Homebridge Standalone HELOC Quick Reference Guide

Product Description											
The Homebridge Standalone HELOC requires a full draw at closing and has no prepayment penalties Terms Available: 5, 10, 15, and 30 years Maximum DTI: 50% 1-Unit Properties ONLY (SFR, PUD, Condo) Minimum Loan Amount: \$20,000											
Owner-Occupied 1 st or 2 nd Lien			Owner-Occupied 3 rd Lien			2 nd Home & Investment 1 st or 2 nd Lien					
Max Loan	Max CLTV	FICO	Max Loan	Max CLTV	FICO	Max Loan	Max CLTV	FICO			
\$125,000	70%	640-659 ¹	\$75,000	70%	640-679 ^{1,2}	\$200,000	70%	680-719 ^{1,2}			
	80%	660-679 ¹	\$150,000	70%	680-759 ¹	\$225,000	70%	720-759 ^{1,2}			
\$150,000	85%	680-699 ¹	\$250,000	70%	760-850	2 nd Home & Investment 3 rd Lien					
	90%	700-759 ¹				\$150,000	70%	680-759 ^{1,2}			
\$200,000	80%	680-699 ¹				\$250,000	70%	760-850 ^{1,2}			
	90%	760-850									
\$250,000	80%	700-739									
	85%	740-850									
\$300,000	80%	740-850									
\$350,000	75%	740-759									
\$400,000	75%	760-850									

Footnotes:

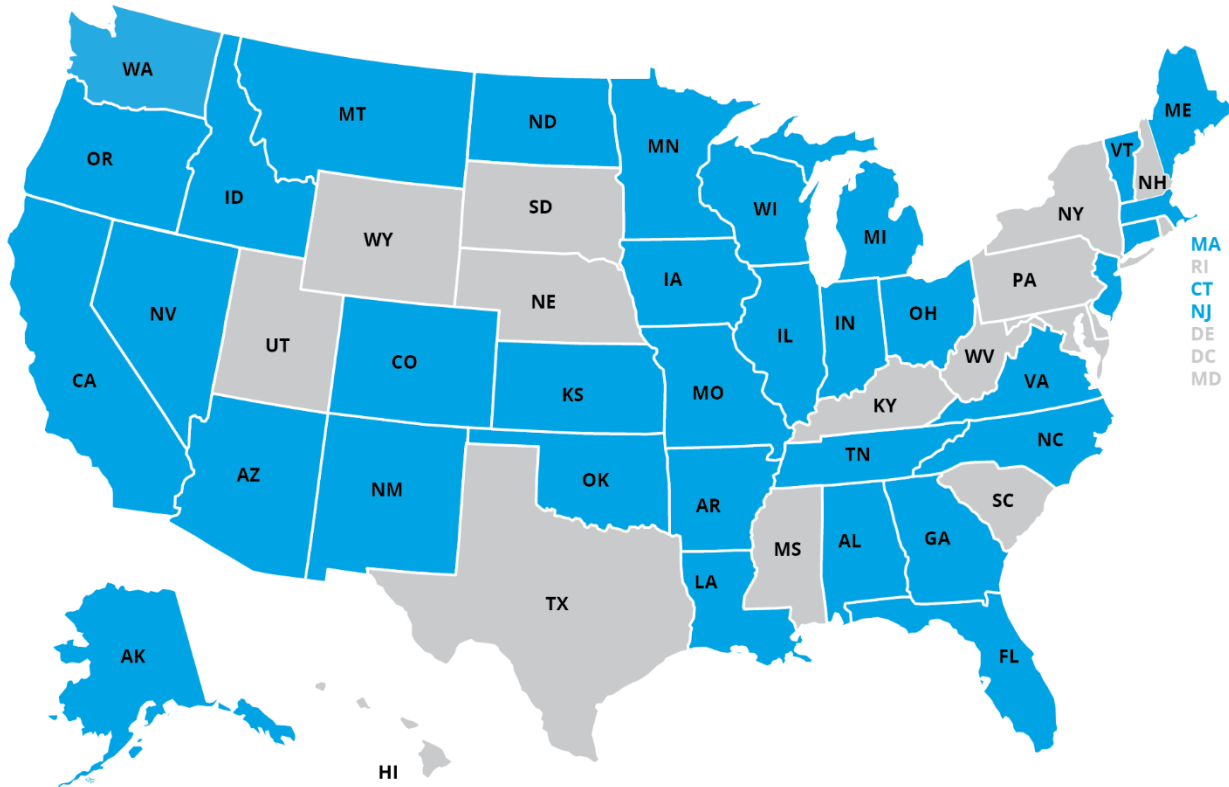
1. Oklahoma: Minimum 720 FICO
2. Second home/investment and/or 3rd lien position: Minimum 680 FICO

Eligibility Criteria											
General Application Requirements	<ul style="list-style-type: none"> Only one borrower may apply (no co-borrowers) Changes are allowed after the loan application is completed in certain instances; refer to the Homebridge Standalone HELOC FAQ for details 										
Credit	<ul style="list-style-type: none"> FICO must be greater than or equal to 640 except: <ul style="list-style-type: none"> - Minimum of 680 for 2nd home/investment and/or 3rd lien position - Minimum of 720 for subject properties located in Oklahoma Credit is valid for 30 days Inquiries: Total number of inquiries (excluding mortgage and auto) must be less than 6 										
Income	<ul style="list-style-type: none"> Marital income may be used for qualifying in all states except the following: <ul style="list-style-type: none"> - Connecticut, Georgia, Indiana, Maine, Massachusetts, and Oregon Income may be a combination of earnings and/or asset depletion Borrower may validate income via bank account data, paystubs, or tax filings Income verification is primarily automated; only paystubs may be manually uploaded 										
Late Payments, Collections and Derogatory Events	<ul style="list-style-type: none"> No mortgage 30 days or more delinquent reported in the last 6 months No tradeline 60 days or more delinquent reported in the last 12 months (including non-medical collections) No non-medical collections with a balance greater than \$500 No public record Bankruptcy filed in the last 5 years No applicants with non-discharged/dismissed bankruptcy filings No foreclosure proceedings in the last 5 years Borrowers currently in forbearance are eligible 										
Property	<ul style="list-style-type: none"> 1-Unit SFR, Condo, or PUD only Fee Simple Only; Leasehold / ground lease / co-ops ineligible Property size cannot exceed 20 acres Property value must be supported by proprietary AVM; no appraisal reviews allowed Properties purchased within 90 days are ineligible 										
Lien Position	<ul style="list-style-type: none"> Homebridge standalone HELOC must be in 1st, 2nd, or 3rd lien position 										
Draw Terms and Structure	<ul style="list-style-type: none"> A full draw is required at closing No prepayment penalty applies 100% maximum redraw available (based on initial credit line) in minimum increments of \$500 Draw period of 5, 4, 3, or 2 years, depending on initial term (30, 15, 10, or 5 years, respectively) <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #0070C0; color: white;"> <th>Term</th> <th>Draw Period</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>2 years</td> </tr> <tr> <td>10</td> <td>3 years</td> </tr> <tr> <td>15</td> <td>4 years</td> </tr> <tr> <td>30</td> <td>5 years</td> </tr> </tbody> </table>	Term	Draw Period	5	2 years	10	3 years	15	4 years	30	5 years
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5	2 years										
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Eligibility Criteria (cont.)	
Rate	<ul style="list-style-type: none"> Quoted interest rates include a discount of 0.25% for automatic payments. Opting out of automatic payments will increase the interest rate accordingly. Interest rates are fixed with no interest-only period; payments are fully amortized
Fees	One-time origination fee based on applicant selection (choices vary based on creditworthiness and state of residence). Maximum origination fee 4.99%
Eligible States* (NO Exceptions)	AK, AL, AR, AZ, CA, CO, CT, FL, GA, IA, ID, IL, IN, KS, LA, MA, ME, MI, MN, MO, MT, NC, ND, NJ, NM, NV, OH, OK, OR, TN, VA, VT, WA & WI
Ineligible States**	DC, DE, HI, KY, MD, MS, NE, NH, NY, PA, RI, SC, SD, TX, UT, WY, WV

* Blue States: Eligible
* Gray States: Ineligible



IMPORTANT NOTE: Originating Broker must be licensed in the state where the subject property is located