

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: \$25,000					
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	65%	620-639	\$100,000	70%	680-759	\$200,000	70%	680-719 ^{1,2}
	75%	640-659 ¹	\$150,000	70%	760-850	\$225,000	70%	720-759 ^{1,2}
	80%	660-679 ¹				\$250,000	70%	760-850 ^{1,2}
\$150,000	85% ³	680-759 ¹						
\$200,000	80%	680-699 ¹						
\$250,000	80%	700-739						
	85% ³	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: Minimum 680 FICO
3. If property is currently listed for sale, maximum 80% CLTV

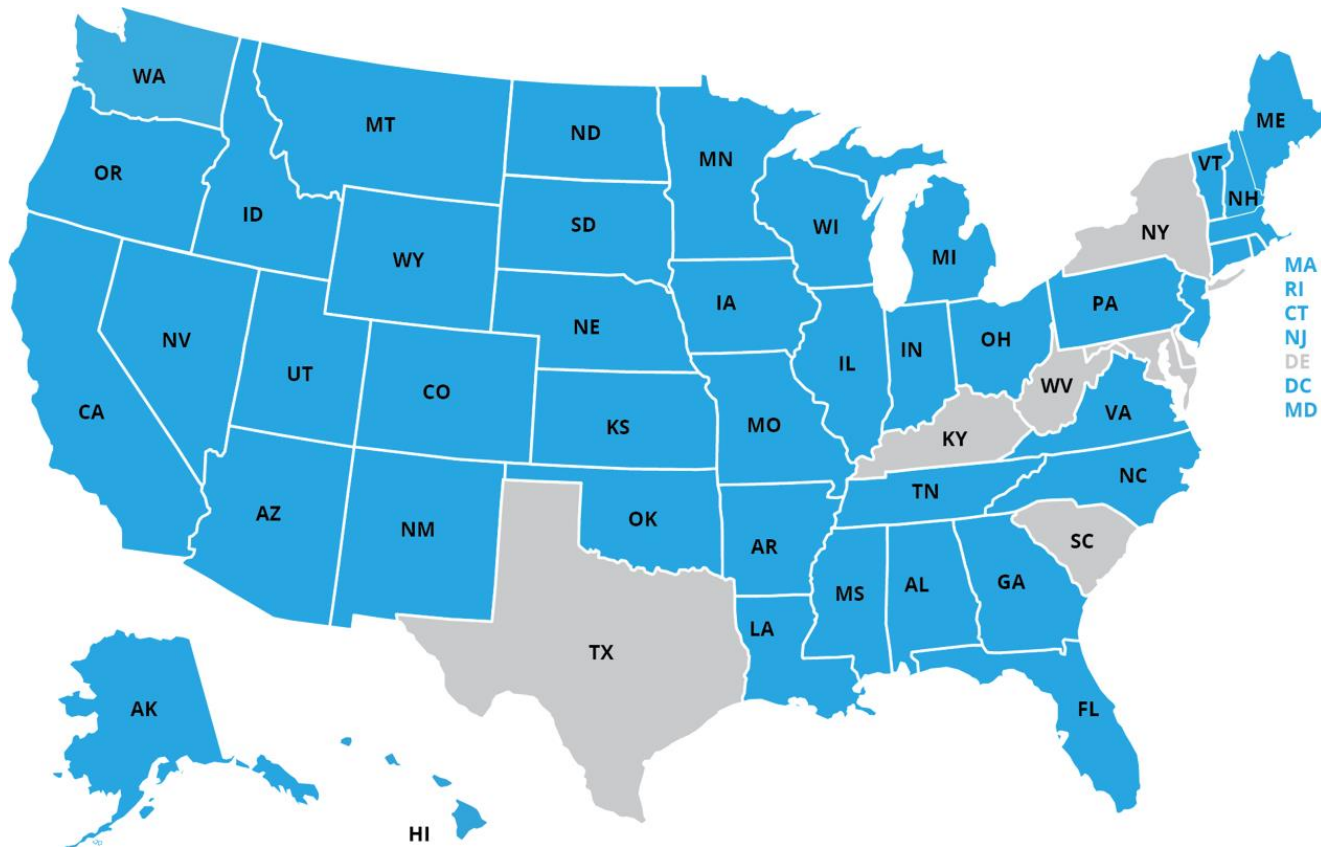
Eligibility Criteria	
General Application Requirements	<ul style="list-style-type: none">Only one borrower may apply (no co-borrowers)Changes are allowed after the loan application is completed in certain instances; refer to the Standalone HELOC FAQ, under the Homebridge Standalone HELOC section on the Working With Us page for details
Credit	<ul style="list-style-type: none">FICO must be greater than or equal to 620 except:<ul style="list-style-type: none">Minimum of 680 for 2nd home/investmentMinimum of 720 for subject properties located in Oklahoma, orAs required in the chart aboveCredit is valid for 30 daysInquiries: 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, Oregon, Pennsylvania, Rhode Island, Utah, VirginiaIncome may be a combination of earnings and/or asset depletionBorrower may validate income via bank account data, paystubs, or tax filingsIncome 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 monthsNo 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 \$500No public record Bankruptcy filed in the last 5 yearsNo applicants with non-discharged/dismissed bankruptcy filingsNo foreclosure proceedings in the last 5 yearsBorrowers currently in forbearance are eligible
Property	<ul style="list-style-type: none">1-Unit SFR, Condo, or PUD onlyFee Simple Only; Leasehold / ground lease / co-ops ineligibleProperty size cannot exceed 20 acresProperty value must be supported by proprietary AVM; no appraisal reviews allowedProperties purchased within 90 days are ineligible
Lien Position	Homebridge standalone HELOC may be in 1 st , 2 nd , or 3 rd lien position

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Eligibility Criteria (cont.)											
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"> <thead> <tr> <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
Term	Draw Period										
5	2 years										
10	3 years										
15	4 years										
30	5 years										
Rate	<ul style="list-style-type: none"> Quoted interest rates include a total of 0.35% in discounts. 0.20% for automatic payments and 0.15% for enrollment in credit union account. Opting out of either or both features will increase the interest rate accordingly. Interest rates are fixed with no interest-only period; payments are fully amortized 										
Fees	<p>One-time origination fee based on applicant selection (choices vary based on creditworthiness and state of residence). Maximum origination fee 2.99%</p> <p>NOTE: If the property is currently listed for sale a 2.99% origination fee required AND maximum 80% CLTV</p>										
Eligible States* (NO Exceptions)	AK, AL, AR, AZ, CA, CO, CT, DC, FL, GA, HI, IA, ID, IL, IN, KS, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, OH, OK, OR, PA, RI, SD, TN, UT, VA, VT, WA, WI, WY										
Ineligible States**	DE, KY, NY, SC, TX, WV										

* Blue States: Eligible

* Gray States: Ineligible



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

