

As of May 6, 2024

HELOC		Max CLTV				
PRIMARY	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
HELOC RATE SHEET <i>For Reference Only</i> PRIME + MARGIN WSJ Prime = 8.50%	780 - 850	PRIME + 2.49%	PRIME + 2.75%	PRIME + 2.88%	PRIME + 2.99%	PRIME + 3.25%
	760 - 779	PRIME + 2.49%	PRIME + 2.88%	PRIME + 3.00%	PRIME + 3.13%	PRIME + 3.25%
	740 - 759	PRIME + 2.75%	PRIME + 3.00%	PRIME + 3.13%	PRIME + 3.25%	PRIME + 3.49%
	720 - 739	PRIME + 2.99%	PRIME + 3.13%	PRIME + 3.38%	PRIME + 3.49%	PRIME + 3.75%
	700 - 719	PRIME + 3.49%	PRIME + 3.75%	PRIME + 3.99%	PRIME + 4.25%	PRIME + 4.40%
	680 - 699	PRIME + 4.38%	PRIME + 4.49%	PRIME + 4.75%	PRIME + 4.99%	
	660 - 679	PRIME + 5.75%	PRIME + 5.99%	PRIME + 6.49%		
	640 - 659	PRIME + 6.75%	PRIME + 7.00%			

HELOC		Max CLTV				
2ND HOME	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
HELOC RATE SHEET <i>For Reference Only</i> PRIME + MARGIN WSJ Prime = 8.50%	780 - 850	PRIME + 2.99%	PRIME + 3.25%	PRIME + 3.33%	PRIME + 3.49%	
	760 - 779	PRIME + 2.99%	PRIME + 3.33%	PRIME + 3.49%	PRIME + 3.63%	
	740 - 759	PRIME + 3.25%	PRIME + 3.49%	PRIME + 3.63%	PRIME + 3.75%	
	720 - 739	PRIME + 3.49%	PRIME + 3.63%	PRIME + 3.83%		
	700 - 719	PRIME + 3.99%	PRIME + 4.25%	PRIME + 4.49%		
	680 - 699	PRIME + 4.88%	PRIME + 4.99%			
	660 - 679	PRIME + 6.25%				
	640 - 659	PRIME + 7.25%				

HELOC		Max CLTV				
INVESTMENT	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
HELOC RATE SHEET <i>For Reference Only</i> PRIME + MARGIN WSJ Prime = 8.50%	780 - 850	PRIME + 3.49%	PRIME + 3.75%	PRIME + 3.83%		
	760 - 779	PRIME + 3.49%	PRIME + 3.83%	PRIME + 3.99%		
	740 - 759	PRIME + 3.75%	PRIME + 3.99%	PRIME + 4.13%		
	720 - 739	PRIME + 3.99%	PRIME + 4.13%	PRIME + 4.33%		
	700 - 719	PRIME + 4.49%	PRIME + 4.75%	PRIME + 4.99%		

FICO/CLTV		Max CLTV		
FICO/CLTV	Minimum FICO	Owner Occupied	2 nd Home (+50bps)	Investment (+100bps)
FICO/CLTV <i>For Reference Only</i>	780 - 850	80%	75%	70%
	760 - 779	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%	



This is a business-to-business communication provided for use by mortgage professionals only and is not intended for distribution to consumers or other third parties. It is not an advertisement; as such term is defined in Section 2.26.24 of Regulation Z. Product information is subject to change without notice. HomeBridge Wholesale is a division of HomeBridge Financial Services, Inc. NMLS #6521 © HomeBridge Financial Services, Inc. All rights reserved.

As of May 6, 2024

MARGIN ADJUSTMENTS

Use of Proceeds	Home Improvement: None Debt Consolidation: 0.25% rate increase Other: 0.75% rate increase
Debt to Income (DTI)	DTI >45%: 0.50% rate 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"> Max 50% DTI
Employment	<ul style="list-style-type: none"> W-2 (Payroll verification and VOE) or Self Employed (bank income verification + 2 years of tax returns)
Loan Amount	<ul style="list-style-type: none"> Minimum: \$25,000 Maximum: \$400,000 Minimum 75% draw at close <p><i>Note: Minimum loan size in Minnesota is \$100,000.</i></p>
Occupancy	<ul style="list-style-type: none"> Primary Residence (Owner-Occupied) Second Homes Investment Properties (limited to 15 financed properties)
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 (if supported) If AVM does not hit, must order ADV or Appraisal (\$500 to \$900) <i>Recertification of existing appraisal allowed as long as within 12 months of consummation date</i> <i>All loans in Texas > 70% CLTV get ADV or Appraisal</i> Minimum Property Value: \$100,000
Hazard Insurance	<ul style="list-style-type: none"> All properties must have coverage greater than the combined loan amounts
Property Report / ALTA	<ul style="list-style-type: none"> Loan amount up to 250,000: Legal and Vesting Report only Loan amount 250,001 to \$400,000: ALTA Title Policy required

