

As of January 26, 2026

HELOC		Max CLTV				
PRIMARY	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
HELOC RATE SHEET <i>For Reference Only</i> WSJ Prime = 6.75% Rates shown reflect Prime plus Applicable Margin	780+	8.09%	8.74%	8.94%	9.14%	9.39%
	760 - 779	8.34%	8.84%	9.04%	9.24%	9.50%
	740 - 759	8.74%	9.04%	9.14%	9.34%	9.54%
	720 - 739	9.14%	9.24%	9.34%	9.54%	9.74%
	700 - 719	9.44%	9.54%	9.84%	10.10%	10.34%
	680 - 699	10.44%	10.54%	11.14%	11.44%	
	660 - 679	11.54%	12.02%	12.14%		
	640 - 659	13.24%	13.44%			

HELOC		Max CLTV				
SECOND HOME	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	8.64%	9.20%	9.36%	9.55%	
	760 - 779	8.74%	9.24%	9.36%	9.61%	
	740 - 759	9.11%	9.36%	9.49%	9.74%	
	720 - 739	9.49%	9.61%	9.74%		
	700 - 719	9.86%	9.94%	10.24%		
	680 - 699	10.86%	11.11%			
	660 - 679	11.86%				
	640 - 659	13.61%				

HELOC		Max CLTV				
INVESTMENT	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	10.24%	10.34%	10.64%		
	760 - 779	10.34%	10.44%	10.64%		
	740 - 759	10.44%	10.64%	10.84%		
	720 - 739	10.84%	10.94%	11.24%		
	700 - 719	10.94%	11.24%	11.54%		

FICO/CLTV		Max CLTV		
FICO/CLTV	Minimum FICO	Owner Occupied	Second Home	Investment
FICO/CLTV <i>For Reference Only</i>	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%	



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>
Use of Proceeds	<ul style="list-style-type: none"> Other: .25% Margin Increase
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: \$500,000 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) 1-4 Units
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 Requirements	<ul style="list-style-type: none"> AVM used on all loan amounts 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"> Loan amounts up to \$350,000: Legal and Vesting Report only Loan amounts > \$350,000: ALTA Title Policy required
Eligible Property Types	<ul style="list-style-type: none"> SFR, 2-4 Units, PUDS, Condos Fee Simple or Inter Vivos Revocable Trust eligible as Title Holder; LLC ineligible as Title Holder
Ineligible Property Types	<ul style="list-style-type: none"> Manufactured Housing, Co-Ops, Condotels, Log Homes, Mixed Use, properties zoned as Rural or Agricultural Properties currently listed for sale or listed within the last 60 days



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.

ORIGINATION POINTS

State	Points	State	Points
Alabama	2.74%	Montana	2.74%
Alaska	2.74%	Nebraska	2.74%
Arizona	2.74%	Nevada	2.74%
Arkansas	2.74%	New Hampshire	2.74%
California	2.74%	New Jersey	2.50%
Colorado	2.74%	New Mexico	2.74%
Connecticut	2.74%	New York	2.74%
Delaware	2.74%	North Carolina	1.75%
District of Columbia	3.00%	North Dakota	2.74%
Florida	2.74%	Ohio	2.74%
Georgia	2.74%	Oklahoma	2.74%
Hawaii	2.74%	Oregon	2.74%
Idaho	2.74%	Pennsylvania	2.75%
Illinois	2.74%	Rhode Island	0.00%
Indiana	1.75%	South Carolina	2.74%
Iowa	2.00%	South Dakota	2.74%
Kansas	2.74%	Tennessee	2.00%
Kentucky	2.74%	Texas	2.00%
Louisiana	0.00%	Utah	2.74%
Maine	0.00%	Vermont	0.00%
Maryland	1.99%	Virginia	2.74%
Massachusetts	2.74%	Washington	1.75%
Michigan	2.74%	West Virginia	2.74%
Minnesota	2.74%	Wisconsin	2.74%
Mississippi	2.74%	Wyoming	2.74%
Missouri	2.74%		

Origination fees are based on the line amount, not the draw amount.



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.