NON-CONFORMING LOAN PROGRAM

Long-term financing with no balloon payment



_		TIER ONE (1)	TIER TWO (2)	TIER THREE (3)	
roperty Ty	/pe:	Investor 1 - 4	Multi-Family and Mixed-Use	Commercial Property	
		SFR, Condo	5+ Unit Multi-Family	Office, Retail, Warehouse,	
		and 2 - 4 Units	and MixedUse	Self-Storage, and Automotive	
orrower	Fixed Term	30 - Year	30 - Year	30 - Year	
Credit	LTV Max - Purchase	75%	75%	70%	
	LTV Max - Refinance	75%**	70%	65%	
1	FICO ≥ 750	7.74%	8.49%	8.99%	
2	FICO 700 - 749	8.24%	8.99%	9.49%	
3	FICO ≥ 650	8.74%	9.49%	9.99%	
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ieneral Gui	idelines				
urnese		Durchasa Data Tarm Cash	Out Pofinanco		
Purpose		Purchase, Rate-Term, Cash-Out Refinance.			
oans: 1-4 U	Jnits	1-unit max loan amounts =	\$75K - \$1.5M 2-4 units max loan amc	unts = \$75K - \$2M	
Loans: Apts (5+), Mixed, Cmml		Multi-Family (5+), Mixed-Use and Commercial Property loan amounts are \$100K - \$5M			
oans: Apts	(5+), Mixed, Cmml	Multi-Family (5+), Mixed-Us	e and Commercial Property: Add 50 bps	for Loans < \$250K	
erm / Amo	ortization	30-year term / 30-year fully	amortized loan		
enn / Ano		SO-year term / SO-year tuny			
redit Score	2	650 minimum (mid FICO).			
	-				
roker Reba	ates & Points	No Rebates. Broker May Cl	harge Up To Three (3) Points - (All Broker	Points Protected)	
Refinance Lo	oans	Add 75 bps to the rates sho	wn above for all refinance transactions		
			wn above for all refinance transactions		
nterest Rat	te Reduction (All Proper		wn above for all refinance transactions		
nterest Rat	te Reduction (All Proper	ty Tiers 1 - 3)	wn above for all refinance transactions Amortization - No Call Provision)		
nterest Rat 0 Year Fixe	te Reduction (All Proper	ty Tiers 1 - 3)	Amortization - No Call Provision)		
nterest Rat 0 Year Fixe repayment	te Reduction (All Proper ed t Penalty Standard	ty Tiers 1 - 3) Fixed for 30 years (Term & 5-year declining prepay: 5%	Amortization - No Call Provision) , 4%, 3%, 2%, 1%.	9/ 19/	
nterest Rat 0 Year Fixe repayment	te Reduction (All Proper ed	ty Tiers 1 - 3) Fixed for 30 years (Term & 5-year declining prepay: 5%	Amortization - No Call Provision)	1%, 1%	
nterest Rat 0 Year Fixe repayment educe Inte	te Reduction (All Proper ed t Penalty Standard erest Rate by .50%	ty Tiers 1 - 3) Fixed for 30 years (Term & . 5-year declining prepay: 5% Add 2 years to Prepayemnt 1-6 units in NJ (title held as	Amortization - No Call Provision) , 4%, 3%, 2%, 1%. Penalty 7 Years: 5%, 4%, 3%, 2%, 1%, 1 an individual) = no prepay (add 1% to rat		
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