



Hometown Equity Mortgage

25531 Commercentre Dr. Ste 250
Lake Forest, CA 92630
833-381-8733 | www.HTEM.com

Effective Date: **May 28, 2024**

HTEM Non-QM Business Purpose Rate Sheet

LOCK DESK

CONTACT:

E-mail: lockdesk@HTEM.com

Direct: 833-381-8733

Lock Desk Closes at 3:00 PM PST

APPRAISAL ORDER PROCEDURES

AMC selection can be made at:
<https://www.HTEM.com/appraisals/>

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Business Purpose Fee's

Underwriting Fee: \$1,995
*Doc Prep Fee: \$599 (Business Purpose Only)

*EXTENSION FEES

NON QM

5 day	-0.125
7 day	-0.250
10 day	-0.375
15 day	-0.500

*2 total lock extensions allowed

Eligible States

AK*, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS*, KY, LA, MA, MD, ME, MI*, MN*, MO, MS, MT, NC, ND, NE, NH, NJ, NM*, NV, NY, OH*, OK, OR, PA, RI*, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY

*See Matrix for restrictions and additional details regarding Prepayment Penalty

MEET
theNONI™
NON OWNER NO INCOME

Click **HERE**
for more information

LOSS PAYEE

Hometown Equity Mortgage, LLC its successors and/or assigns
25531 Commercentre Dr #250, Lake Forest, CA 92630

For use by mortgage professionals only. Mortgage Financing Provided by Hometown Equity Mortgage, LLC dba theLender NMLS #133519 . Rates, terms and programs subject to change without notice.



NONI+

15 Day Price

Note Rate	7/6 ARM	10/6 ARM	30 Yr Fx
7.000	99.025	98.925	98.925
7.125	99.588	99.488	99.488
7.250	100.150	100.050	100.050
7.375	100.838	100.738	100.738
7.500	101.400	101.300	101.300
7.625	101.900	101.800	101.800
7.750	102.525	102.425	102.425
7.875	102.963	102.863	102.863
8.000	103.400	103.300	103.300
8.125	103.838	103.738	103.738
8.250	104.275	104.175	104.175
8.375	104.650	104.550	104.550
8.500	105.025	104.925	104.925
8.625	105.400	105.300	105.300
8.750	105.775	105.675	105.675
8.875	106.150	106.050	106.050
9.000	106.525	106.425	106.425
9.125	106.900	106.800	106.800
9.250	107.275	107.175	107.175
9.375	107.650	107.550	107.550
9.500	108.025	107.925	107.925
9.625	108.463	108.363	108.363
9.750	108.713	108.613	108.613
9.875	108.963	108.863	108.863
10.000	109.213	109.113	109.113
10.125	109.463	109.363	109.363
10.250	109.713	109.613	109.613
10.375	109.963	109.863	109.863
10.500	110.213	110.113	110.113

Prepay Term	Max Price
60 Months	101.000
48 Months	101.000
36 Months	101.000
24 Months	101.000
12 Months	101.000
No Penalty	99.000

PrePay Notes
 1. AK, KS, MI, MN, MS, NM, OH, & RI must buyout PPP
 2. IL & NJ - Prepayment penalty not allowed if vesting as an individual; "IL" - Loan with a rate ≥ 8% must close in the name of an entity
 3. PA - Loan amounts < \$301,022 cannot have a prepayment penalty

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	4.5
7yr/10yr ARM Caps	2/1/5
Reset Frequency	6 mo

Lock Period Adjustments	
30 days	-0.250
45 days	-0.375

May Special	
Purchase Only with 680+ FICO	0.500

***NONI+ Pricer**

Category	Inputs	Price
Product	30 Yr Fx	
Interest Rate -->	9	106.425
CLTV Range	55.01-60.00	
FICO Range	680-699	-0.575
Loan Balance	1,000,001 - 1,500,000	0
Purpose	Choose a Selection	0
Property Type	Choose a Selection	0
Interest Only	Choose a Selection	0
5% PPP	60 Months	1
Declining PPP	Choose a Selection	0
Escrow Waiver	Choose a Selection	0
State Adj	Choose a Selection	0
ACH Waiver	Choose a Selection	0
STR	Choose a Selection	0
Lock Period	Choose a Selection	0
Total LLPAs		0.425

Final Price --> 101

NONI Pricer is a pricing tool only, please refer to the matrix for eligibility

FICO/CLTV LLPAs (Price Adjustments)

		<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00
DSCR	760+	1.425	1.175	0.925	0.175	-0.700	-1.450	-3.325	-6.475
	740-759	1.300	1.050	0.800	0.050	-0.950	-1.700	-3.575	-6.725
	720-739	1.050	0.800	0.550	-0.200	-1.200	-1.950	-4.450	NA
	700-719	0.675	0.425	-0.075	-0.825	-1.950	-2.575	-5.200	NA
	680-699	0.050	-0.325	-0.575	-1.325	-2.950	-4.450	NA	NA
	660-679	-0.200	-0.575	-1.075	-1.825	-3.450	-6.200	NA	NA

OTHER LLPAs (Price Adjustments)

	CLTV	<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00	80.01-85.00
Loan Balance	<=\$150,000	-0.750	-0.750	-0.875	-0.875	-0.875	-1.750	-2.000	-4.000
	\$150,001 - \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	\$250,001 - \$500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	\$500,001 - 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	1,000,001 - 1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	NA
	1,500,001 - 2,000,000	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	NA	NA
	2,000,001 - 2,500,000	-0.125	-0.125	-0.250	-0.375	-0.500	-1.000	NA	NA
	2,500,001 - 3,000,000	-0.500	-0.500	-0.500	-0.875	-1.000	-1.750	NA	NA
	3,000,001 - 3,500,000	-1.250	-1.250	-1.250	-1.250	-1.500	-2.500	NA	NA
	Cash Out Refi	-0.375	-0.375	-0.375	-0.500	-0.750	-1.250	-2.500	NA
Property Type	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	-1.250	-3.500
	Non Warrantable Condo	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-3.000	-4.500
Amortization	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-1.250	-4.000
	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-0.750	NA
	5% Fixed	1.000	1.000	1.000	1.000	1.125	1.125	1.125	1.000
	Prepayment	0.750	0.750	0.750	0.750	0.875	0.875	0.875	0.750
	Penalty Term*	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250
Declining PrePay:	60 Months	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	-0.500	-0.500
	48 Months	-1.125	-1.125	-1.375	-1.375	-1.625	-1.625	-1.625	-1.625
	36 Months	-1.750	-1.750	-2.000	-2.000	-2.250	-2.250	-2.250	-2.250
	24 Months	0.750	0.750	0.750	0.750	0.875	1.000	1.125	0.875
	12 Months	0.500	0.500	0.500	0.500	0.625	0.625	0.750	0.625
Other	No Penalty	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	5% 4% 3% 2% 1%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	5% 4% 3%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	5% 4%	-0.500	-0.500	-0.500	-0.500	-0.625	-0.625	-0.625	-0.625
Escrow Waiver	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA
	ACH Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	Short Term Rental	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	-0.250	-0.500	-0.500



NONI

15 Day Price

Note Rate	7/6 ARM	10/6 ARM	30 Yr Fx
7.000	100.050	99.950	99.950
7.125	100.613	100.513	100.513
7.250	101.175	101.075	101.075
7.375	101.488	101.388	101.388
7.500	101.550	101.450	101.450
7.625	101.925	101.825	101.825
7.750	102.113	102.013	102.013
7.875	102.550	102.450	102.450
8.000	102.863	102.763	102.763
8.125	103.300	103.200	103.200
8.250	103.550	103.450	103.450
8.375	103.675	103.575	103.575
8.500	104.050	103.950	103.950
8.625	104.300	104.200	104.200
8.750	104.675	104.575	104.575
8.875	105.050	104.950	104.950
9.000	105.175	105.075	105.075
9.125	105.425	105.325	105.325
9.250	105.800	105.700	105.700
9.375	106.050	105.950	105.950
9.500	106.425	106.325	106.325
9.625	106.738	106.638	106.638
9.750	106.988	106.888	106.888
9.875	107.238	107.138	107.138
10.000	107.488	107.388	107.388
10.125	107.738	107.638	107.638
10.250	107.988	107.888	107.888
10.375	108.238	108.138	108.138
10.500	108.488	108.388	108.388

Prepay Term	Max Price
60 Months	101.000
48 Months	101.000
36 Months	101.000
24 Months	101.000
12 Months	101.000
No Penalty	99.000

PrePay Notes
 1. AK, KS, MI, MN, MS, NM, OH, & RI must buyout PPP
 2. IL & NJ - Prepayment penalty not allowed if vesting as an individual; *IL - Loan with a rate ≥ 8% must close in the name of an entity
 3. PA - Loan amounts < \$301,022 cannot have a prepayment penalty

ARM Requirements	
ARM Index	SOFR 30AVG
ARM Margin	4.5
7yr/10yr ARM Caps	2/1/5
Reset Frequency	6 mo

Lock Period Adjustments	
30 days	0.000
45 days	-0.375

May Special
 Purchase Only with 680+ FICO and DSCR ≥ 1.00 **0.500**

*NONIPricer

Category	Inputs	Price
Product	7/6 ARM	
Interest Rate -->	7.875	102.55
CLTV Range	55.01-60.00	
FICO Range	720-739	-1.5
DSCR	1.00-1.24	0
Housing History	Choose a Selection	0
Housing Events	Choose a Selection	0
Loan Balance	Choose a Selection	0
Purpose	Choose a Selection	0
Property Type	Choose a Selection	0
40 Year Term	Choose a Selection	0
Interest Only	Choose a Selection	0
5% PPP	60 Months	1
Declining PPP	Choose a Selection	0
Escrow Waiver	Choose a Selection	0
FN State Adj	Choose a Selection	0
State Adj	Choose a Selection	0
STR	Choose a Selection	0
ACH Waiver	Choose a Selection	0
Lock Period	Choose a Selection	0
Total LLPAs		-0.5
Final Price -->		101

*NONI Pricer is a pricing tool only, please refer to the matrix for eligibility

FICO/CLTV LLPAs (Price Adjustments)

DSCR	CLTV	Price Adjustments						
		<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
DSCR	760+	-0.625	-0.875	-1.125	-1.125	-1.250	-1.750	-2.250
	740-759	-0.750	-1.000	-1.250	-1.250	-1.500	-2.000	-2.500
	720-739	-1.000	-1.250	-1.500	-1.500	-1.750	-2.250	-3.375
	700-719	-1.375	-1.625	-1.625	-2.125	-2.500	-2.875	-4.125
	680-699	-2.000	-2.125	-2.125	-2.625	-3.000	-3.500	NA
	660-679	-2.250	-2.625	-2.625	-3.125	-3.500	-5.250	NA
	640-659	-4.000	-4.250	-4.250	-4.750	-5.250	-6.250	NA
	620-639	NA	NA	NA	NA	NA	NA	NA
	Foreign National 680+	-2.000	-2.375	-2.125	-2.625	-3.375	-4.000	NA
	Additional Adjustments	>=1.25	0.625	0.625	0.625	0.625	0.625	0.750
	1.00-1.24	0.000	0.000	0.000	0.000	0.000	0.000	
	.75-.99	-2.000	-2.000	-2.000	-2.000	-3.000	NA	
	<.75	-4.625	-4.625	-4.625	-5.250	-5.625	-7.000	

OTHER LLPAs (Price Adjustments)

Category	CLTV	Price Adjustments						
		<=50.00	50.01-55.00	55.01-60.00	60.01-65.00	65.01-70.00	70.01-75.00	75.01-80.00
Housing History	0x50x12	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA
Housing Event	>36 Mo	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Seasoning	24 - 35 Mo	-0.250	-0.250	-0.250	-0.250	-0.375	-0.375	NA
Loan Balance	<=\$150,000	-0.750	-0.750	-0.875	-0.875	-0.875	-1.750	-2.000
	\$150,001 - \$250,000	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
	250,001-500,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	500,001-1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	1,000,001-1,500,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
	1,500,001-2,000,000	0.000	0.000	-0.125	-0.125	-0.250	-0.500	NA
	2,000,001-2,500,000	-0.375	-0.375	-0.500	-0.750	-1.000	NA	NA
	2,500,001-3,000,000	-0.750	-0.750	-0.750	-1.125	-1.250	NA	NA
3,000,001-3,500,000	-1.500	-1.500	-1.500	-1.500	-2.000	NA	NA	
Purpose	CO Refi & DSCR >=1.0	-0.375	-0.375	-0.375	-0.500	-0.750	-1.250	NA
	CO Refi & DSCR <1.0	-0.750	-0.750	-0.750	-0.875	-1.250	-1.750	NA
Property Type	Condo	-0.125	-0.125	-0.125	-0.250	-0.500	-0.750	-1.250
	Condotel	-1.375	-1.375	-1.375	-1.375	-1.375	NA	NA
	Non Warrantable Condo	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	NA
Amortization	2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-1.250
	40 Year	-0.250	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500
5% Fixed Prepayment Penalty Term*	Interest Only	-0.500	-0.500	-0.500	-0.500	-0.625	-0.750	-0.750
	60 Months	1.000	1.000	1.000	1.000	1.125	1.125	1.125
	48 Months	0.750	0.750	0.750	0.750	0.875	0.875	0.875
	36 Months	0.500	0.500	0.500	0.500	0.625	0.625	0.625
	24 Months	0.000	0.000	0.000	0.000	0.125	0.125	0.125
	12 Months	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Declining PrePay:	No Penalty	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
	5%,4%,3%,2%,1%	0.750	0.750	0.750	0.750	0.875	0.875	0.875
	5%,4%,3%,2%	0.500	0.500	0.500	0.500	0.625	0.625	0.625
	5%,4%,3%	0.250	0.250	0.250	0.250	0.375	0.375	0.375
Other	5%,4%	-0.250	-0.250	-0.250	-0.250	-0.125	-0.125	-0.125
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	ACH Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
State	Short Term Rental	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	NA
	FL	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
Foreign National Only								
State	CT, IL, NJ, NY	0.000	0.000	0.000	0.000	0.000	-0.250	-0.500



NONI+ Matrix

Effective Date: 03.11.24

DSCR ≥ 1.25				
FICO		Purchase	R/T	Cash-Out
740	\$1.0M	85%	80%	80%
	\$1.5M	80%	80%	75%
	\$2.0M	75%	75%	70%
	\$3.5M	75%	70%	70%
700	\$1.0M	80%	80%	75%
	\$1.5M	75%	75%	75%
	\$2.0M	70%	70%	70%
	\$3.5M	70%	70%	70%
660	\$1.0M	75%	70%	70%
	\$1.5M	75%	70%	70%
	\$2.0M	70%	65%	65%
	\$3.5M	65%	N/A	N/A



NONI+ Matrix

Effective Date: 03.11.24

Property Eligibility		Program Parameters	
Eligible Properties	SFR, Modular, 2-4 Unit, Condo	Minimum Loan Amount	\$100,000
Declining Markets	5% LTV Reduction	Maximum Loan Amount	\$3,500,000
Condotel	Not Eligible	Cash-Out	LTV > 60% Max \$500k LTV ≤ 60% Unlimited
Maximum Acreage	20 Acres Max	Reserves	<ul style="list-style-type: none"> • Loan amounts ≤ \$1M - 3 mos • Loan amounts > \$1M - 9 mos
Rural	Eligible	ACH Enrollment required	Optional
Minimum SQFT	SFR - 700 sq ft Condo - 500 sq ft	Unleased Property	No restrictions
Short Term Rentals	No restriction		
Borrower Eligibility		State/County Restrictions	
First-Time Investor	Not Allowed	100% Gift Funds	No restriction
First-Time Homebuyers	Not Allowed	DSCR	1.25 minimum
Foreign Nationals	Not Eligible	Credit Events	36 months seasoning required 1x30x12 mortgage lates
Citizenship	US Citizen, Permanent Resident Alien and Non-Permanent Resident Alien	Appraisal Reviews	< \$ 2M – CDA required if SSR < 2.5 ➤ \$2M - 2 appraisals required
Quick Reference Guidelines		Subordinate Financing	Not Allowed
Qualifying Rate	Note Rate	Max # of HEM Financed Properties	Committee review over 4
Qualifying Payment	Full Amortization: PITIA based on note rate; IO: Initial ITIA based on note rate	Non Arm's Length Transactions	Not Eligible
Seller Concessions	6%	Vesting in LLC's	Layered LLCs allowed
Assets	1 Mo's recent Statements Req	Compliance	Points & Fees may not exceed 5%
Interest Only	Purchase - 80% Max LTV Refinances - 75% Max LTV Minimum FICO - 680	Eligible States	
Impounds	Required > 80% for all states	AK, AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY	
Prepayment Penalty			
Available Prepayment Penalties: Fixed Percentage: <ul style="list-style-type: none"> • Prepay is 5% of the amount prepaid • *Prepay Options: 0, 1, 2, 3, 4 & 5 year prepay options available • *Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout 		Declining Balance: <ul style="list-style-type: none"> • 5 year: 5%, 4%, 3%, 2%, 1% • 4 year: 5%, 4%, 3%, 2% • 3 year: 5%, 4%, 3% • 2 year: 5%, 4% 	
State Specific: <ul style="list-style-type: none"> *PA- Loan amounts < \$312,159 cannot have a prepayment penalty *IL - Loan with a rate ≥ 8% must close in the name of an entity IL & NJ - Prepayment penalty not allowed if vesting as an individual 			



NONI Matrix

Effective Date: 03.04.24

the NONI					DSCR ≥ 1.00
FICO	Loan Amount	Purchase	R/T	Cash-Out	Reserves
700+	\$1,000,000	80%	80%	75%	0 Months- Purchase & R/T 6 Months- C/O
	\$1,500,000	80%	80%	75%	3 Months- Purchase & R/T 6 Months- C/O
	\$2,000,000	75%	75%	70%	
	\$3,500,000	70%	70%	65%	
660+	\$1,000,000	75%	75%	70%	0 Months- Purchase & R/T 6 Months- C/O
	\$1,500,000	75%	75%	70%	3 Months- Purchase & R/T 6 Months- C/O
	\$2,500,000	70%	65%	65%	
	\$3,000,000	65%	65%	N/A	
640+	\$1,000,000	70%	70%	N/A	0 Months- Purchase & R/T 6 Months- C/O
	\$1,500,000	65%	65%	N/A	3 Months- Purchase & R/T 6 Months- C/O
	\$2,000,000	65%	65%	N/A	
	\$3,000,000	60%	60%	N/A	

the nearNONI					DSCR < 1.00
FICO	Loan Amount	Purchase	R/T	Cash-Out	Reserves
700+	\$1,000,000	75%	75%	70%	6-Months
	\$1,500,000	75%	75%	70%	
	\$2,000,000	70%	70%	65%	
	\$3,000,000	70%	70%	N/A	12- Months
680+	\$1,000,000	70%	70%	65%	6-Months
	\$1,500,000	70%	70%	65%	
	\$2,000,000	65%	65%	60%	
	\$3,000,000	60%	60%	N/A	12- Months
660	\$1,000,000	65%	N/A	N/A	6-Months

State & County Restrictions	Reserves
<p>States:</p> <ul style="list-style-type: none"> AZ, CT, ID, IL, NY, NJ & OR <p>Counties/Cities:</p> <ul style="list-style-type: none"> Austin-Round Rock TX, San Francisco/San Jose CA, Sevierville TN, Herber UT <p>Restrictions:</p> <ul style="list-style-type: none"> FICO < 700 or DSCR < 1.0 <ul style="list-style-type: none"> Purchase 70% Max LTV Refinance 65% Max LTV 	<p>*C/O proceeds can be used *Reserves for I/O based of ITIA Payment *Gift Funds cannot be used for reserves</p>



NONI Matrix

Effective Date: 03.04.24

Credit		Program Parameters	
Mortgage History	1x30x12 No Restriction	Minimum Loan Amount	\$100,000
	0x60x12 Max LTV 70% Purchase-R/T / 65% Cash-Out	Maximum Loan Amount	\$3,500,000
FC, DIL, SS, BK	≥ 36 Months – No Restrictions	Maximum Cash-Out	Unlimited
	24 to 35 Months Max LTV 75% Purchase-R/T / 70% Cash-Out	LTV Restrictions	
Borrower Eligibility		*STR	75% Max LTV 20% expense factor to be applied to Gross Rental Income
1 st Time Investor	≥ 680 FICO – No Restriction 679-640 Fico, DSCR ≥ 1.0 640 Minimum FICO	ACH Enrollment required	Purchase & R/T LTV > 75%; Cash-out LTV > 70% Domestic account required
Interest Only	Qualify at ITIA Min FICO – 680 Refinance – 75% Max LTV	Non-Warrantable Condo	Cash-out 70%
Citizenship	US Citizen, Perm/Non-Perm Res. Alien	Condotel	Purchase 75% Refinances 65% Max Loan = \$1,500,000 Min Sq Ft = 500
Credit Score	Must have 1 valid score; Take the Mid score when all 3 agency scores provided; lower of 2 if only 2; Highest of all borrowers Representative score		
Tradelines Requirement	(2) open and active tradelines, with at least (1) seasoned for 24 months. If all Borrowers have 3 Fico Scores, No Tradelines required.	Assisted Living / Nursing Home	Not Eligible
Quick Reference Guidelines		Reserves	*C/O proceeds can be used *Reserves for I/O based on ITIA Payment *Gift Funds cannot be used for reserves
Qualifying Rate	Note Rate	Rural Properties	Eligible
Qualifying Payment	Full Amortization: PITIA based on note rate; IO: Initial ITIA based on note rate	Unleased Property (Refinance only); Does not apply to short term rentals	Max LTV 70% for DSCR ≥ 1.00 Max LTV 65% for DSCR < 1.00
Loan Terms	30 & 40 year Fixed 30 & 40 year Fixed I/O 7/6 & 10/6 ARM 7/6 & 10/6 ARM I/O	Florida Condos	<ul style="list-style-type: none"> A structural inspection is required if the project is: <ul style="list-style-type: none"> Over 30 years old or 25 years old if within 3 miles of the coast and Greater than 5 stories high Projects with an unacceptable or no inspection are ineligible
Assets	Sourced & Seasoned 30 Days (1 Mo's recent Statements Req)	100% Gift Funds	10% reduction in maximum LTV required unless the borrower has 5% of their own funds verified.
		Additional Restrictions	
Impounds	Not Required	Max # of HEM Financed Properties	Committee review for over 4 loans to 1 borrower
Compliance	Points & Fees may not exceed 5%	Non Arm's Length Transactions	Not Eligible
Seller Concessions	6% - LTV ≤ 70% 4% - LTV > 70% New Construction – 6% ≥ 75% LTV. 9% < 75% LTV	Vesting in LLC's	Multi-level LLCs OK
Appraisal	No C5 or C6; 2 Appraisals >\$2.0M; ARR/CDA req or CU risk score ≥ 2.5		
Minimum SQFT	SFR - 700 sq ft Condo – 500 sq ft	Eligible States	
Max Acreage	10 Acres Max >2 acres – 75% Pur, 70% Refi	AK, AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY	
Prepayment Penalty			
Available Prepayment Penalties: Fixed Percentage: <ul style="list-style-type: none"> Prepay is 5% of the amount prepaid *Prepay Options: 0, 1, 2, 3, 4 & 5 year prepay options available *Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout 		Declining Balance: <ul style="list-style-type: none"> 5 year: 5%, 4%, 3%, 2%, 1% 4 year: 5%, 4%, 3%, 2% 3 year: 5%, 4%, 3% 2 year: 5%, 4% 	
		State Specific: <ul style="list-style-type: none"> *PA- Loan amounts < \$312,159 cannot have a prepayment penalty *IL - Loan with a rate ≥ 8% must close in the name of an entity IL & NJ - Prepayment penalty not allowed if vesting as an individual 	