



Hometown Equity Mortgage

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

Effective Date: May 28, 2024

HTEM ITIN 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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NON QM Fees

Underwriting Fee: \$1,995

*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, 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

LOSS PAYEE

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

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ITIN

Product Pricing 15 Day Locks			
Note Rate	5/6 ARM	7/6 ARM	30 Yr Fixed
8.375	98.750	98.750	98.750
8.500	99.000	99.000	99.000
8.625	99.250	99.250	99.250
8.750	99.500	99.500	99.500
8.875	99.750	99.750	99.750
9.000	100.000	100.000	100.000
9.125	100.250	100.250	100.250
9.250	100.500	100.500	100.500
9.375	100.750	100.750	100.750
9.500	101.000	101.000	101.000
9.625	101.250	101.250	101.250
9.750	101.500	101.500	101.500
9.875	101.750	101.750	101.750
10.000	102.000	102.000	102.000
10.125	102.250	102.250	102.250
10.250	102.500	102.500	102.500
10.375	102.750	102.750	102.750
10.500	103.000	103.000	103.000
10.625	103.250	103.250	103.250
10.750	103.500	103.500	103.500
10.875	103.750	103.750	103.750
11.000	104.000	104.000	104.000
11.125	104.250	104.250	104.250
11.250	104.500	104.500	104.500
11.375	104.750	104.750	104.750
11.500	105.000	105.000	105.000
Max Price	100.500		

FICO/CLTV Price Adjusters							
	<=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
760+	0.250	0.250	0.250	0.125	0.000	-0.500	-2.500
740 - 759	0.125	0.125	0.125	0.000	-0.250	-0.625	-3.000
720 - 739	0.000	0.000	-0.125	-0.250	-0.625	-1.000	NA
700 - 719	-0.125	-0.250	-0.375	-0.500	-0.750	NA	NA
680 - 699	-0.500	-0.875	-1.125	-1.500	NA	NA	NA

Additional Loan Level Price Adjusters							
	<=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
12 Mnth Full Doc	0.000	0.000	0.000	0.000	0.000	0.000	0.000
12 Mnth Bank Statement / 1099	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500
WVOE	-0.250	-0.250	-0.375	-0.500	-0.625	-0.750	-1.000
Condo	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500
Non-Warrantable Condo	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	NA
2-4 Units	-0.250	-0.250	-0.500	-0.500	-0.500	-0.500	-0.750
DTI > 45	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	NA
1x30 in 12 Mo	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-1.250
UPB <=15k	-0.250	-0.250	-0.250	-0.250	-0.500	-0.750	-1.000
UPB > \$1.0mm	0.000	0.000	0.000	-0.250	-0.500	-0.750	NA

Program Products	
5/6mo	Margin: 3.75%, Index-SOFR 30 Day Avg: 2/1/1/5 Cap, 6MO Reset Period
7/6mo	Margin: 3.75%, Index-SOFR 30 Day Avg: 5/1/1/5 Cap, 6MO Reset Period

Lock Period	Days	Price Adj
Lock Period	30	-0.250

***ITIN Pricer**

Category	Inputs	Price
Product	7/6 Arm	
Interest Rate -->	9.25	100.5
CLTV Range	75.01-80.00	
FICO Range	740 - 759	-3
Doc Type	Choose a Selection	0
Condo	Choose a Selection	0
NW Condo	Choose a Selection	0
DTI	Choose a Selection	0
2-4 Units	Choose a Selection	0
Housing Lates	Choose a Selection	0
UPB	Choose a Selection	0
Lock Period	30	-0.25
Total LLPAs		-3.25
Final Price -->		97.250

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

Additional Eligibility Criteria		
Loan Amt	Min Amount	125,000
	Max Amount	1,500,000
DTI	Max DTI	50
	Max DTI	50
Credit Event	Seasoning (Mnth)	48
	Credit Event Max LTV	75%



theTIN Matrix

Effective Date: 10.23.23

			Owner Occupied
Loan Amount	Max DTI	FICO	CLTV
\$125,000 - \$1,000,000	45/50%	740	80%
		720	75%
		700	70%
		680	65%
\$1,000,001 - \$1,500,000	45/50%	740	75%
		720	75%
		700	70%
		680	65%

Guidelines	
Appraisal Requirements	<ul style="list-style-type: none"> • FNMA Form 1004, 1073 with interior/exterior inspection. • Fannie SSR < 2.5 • CDA required if CU score is ≥ 2.5
Assets	<ul style="list-style-type: none"> • As per guidelines
Credit Event Seasoning	<ul style="list-style-type: none"> • 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years. • Max LTV 75% when a credit event is present regardless of seasoning
Credit Score	<ul style="list-style-type: none"> • Lowest of 2 scores, middle of 3 scores. Qualifying score is lowest of all borrowers. • Non-traditional credit ineligible.
Declining Markets - > 65% LTV	<ul style="list-style-type: none"> • In balance <ul style="list-style-type: none"> ○ -5% if under 3 months marketing time ○ -10% if ≥ 3 months marketing time • Shortage <ul style="list-style-type: none"> ○ -5% if ≤ 6 months marketing time • Oversupply <ul style="list-style-type: none"> ○ -10% if > 6 months marketing time
Derogatory Credit	<ul style="list-style-type: none"> • Judgements, Garnishments and Liens: <ul style="list-style-type: none"> ○ The borrower is required to pay-off all open judgements, garnishments, and liens (including mechanics liens or material men's liens) prior to the loan closing. • Collection Accounts and Charge-offs do not have to be paid in full if the following applies: <ul style="list-style-type: none"> ○ Collections and charge-offs < 24 months old with a maximum cumulative balance of \$2,000 ○ Collections and charge-offs ≥ 24 months old with a maximum of \$2,500 per occurrence ○ Collections and charge-offs that have passed beyond the statute of limitation for that state (supporting documentation required) 19 ○ All medical collections ○ Exception: IRS repayment plans with 3 months history of payments may remain unpaid. • All Past Due Accounts must be brought current regardless of the type of account
DTI	<ul style="list-style-type: none"> • 50% Max LTV 75% • 45% no LTV restriction
Eligible Borrowers	<ul style="list-style-type: none"> • Permanent and Non-permanent Resident Aliens, DACA
Geographic Restrictions	<ul style="list-style-type: none"> • Allowed wherever HEM is licensed
Housing Lates	<ul style="list-style-type: none"> • 1x30x12 on all mortgages for all borrowers. • Minimum 12-month housing history required
No Housing History	<ul style="list-style-type: none"> • Minimum 6 months reserves after closing. • 10% minimum borrower contribution. • VOR/VOM must be obtained for all month's available reflecting paid as agreed.



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	<ul style="list-style-type: none"> • Properties owned free and clear are considered 0x30 for grading purposes. • Borrowers who own their primary residence free and clear for a minimum of 12 months are acceptable. • Borrowers living rent free with a spouse are acceptable with rent-free letter and evidence of spouse's mortgage.
Ineligible Borrowers	<ul style="list-style-type: none"> • Vesting is not permitted to be in the name of an LLC, Corporation or Partnership
Occupancy	<ul style="list-style-type: none"> • Primary residence only
Property Type	<ul style="list-style-type: none"> • SFR • PUD • Condo-Warrantable • Condo-Non-warrantable max 75% LTV • Modular • 2-4 Units
Purpose	<ul style="list-style-type: none"> • Purchase • R/T Refinance
Qualifying Payment	<ul style="list-style-type: none"> • Qualifying ratios based on Full Note Rate
Recently Listed Properties	<ul style="list-style-type: none"> • Property must be removed from listing for at least six months prior to application.
Reserves	<ul style="list-style-type: none"> • Loan Amount < \$1M – 3 months • Loan Amount ≥ \$1M – 6 months
Residual Income	<ul style="list-style-type: none"> • \$1,500
Seasoning	<ul style="list-style-type: none"> • Non-first loans being paid off must be seasoned for > 12 months
Terms Available	<ul style="list-style-type: none"> • Full Am: 30 year • ARM: 5/6 & 7/6
Title Report	<ul style="list-style-type: none"> • Standard or Short ALTA - Lenders Policy is acceptable
Tradeline Requirement	<ul style="list-style-type: none"> • All borrowers should have an established credit history that is partially based on tradeline history. • Only the Primary Wage Earner is required to meet the minimum tradeline requirements and will have open and active tradelines that meet the following requirements: <ul style="list-style-type: none"> ○ 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months.
Vesting	<ul style="list-style-type: none"> • Vesting as an individual or Living Trusts only
Documentation Options	
Full Doc – 1 & 2 years	<ul style="list-style-type: none"> • Standard Fannie Mae Documentation • Alternative Loan Review Form (Exhibit F) or DU Approve/Ineligible finding is required.
Alt Doc – Bank Statement/1099	<ul style="list-style-type: none"> • Bank Statement <ul style="list-style-type: none"> ○ 12 or 24 months ○ Personal or business ○ Less than 2 years S/E allowed • 1099 <ul style="list-style-type: none"> ○ 2-year 1009 only ○ 1 year OK if converted from w-2 and in the same line of work ○ VOE with YTD required ○ 2 mos. BK statements for proof of receipt