

Standalone Digital HELOC Quick Reference Guide

Homebridge Help Desk: hbheloc@nftydoor.com

Product Description			
<ul style="list-style-type: none"> • Term: 5-year interest only draw; 25-year repayment • Maximum Loan Amount: <ul style="list-style-type: none"> ○ HELOC in 2nd Lien Position \$400,000 ○ HELOC 1st Lien Position: \$400,000 • Minimum Loan Amount (1st and 2nd Position): \$25,000 			
		<ul style="list-style-type: none"> • Maximum DTI: 680+: 50% <li style="padding-left: 40px;">640-679: 45% 	<ul style="list-style-type: none"> • Eligible Properties: SFR, 2-4 units, PUDs, Condos
	Owner-Occupied	2 nd Home	Investment
Minimum FICO	Maximum CLTV	Maximum CLTV	Maximum CLTV
760+	80%	75%	70%
740-759	80%	75%	70%
720-739	80%	70%	70%
700-719	80%	70%	70%
680-699	75%	65%	N/A
660-679	70%	60%	N/A
640-659	65%	60%	N/A
Eligibility Criteria			
General Application Requirements	<ul style="list-style-type: none"> • Co-Borrowers are permitted; must occupy the subject property and must be vested on title <ul style="list-style-type: none"> • Non-Occupant Co-Borrowers are allowed (not eligible in TX) <ul style="list-style-type: none"> ○ Borrower 1 must be vested on title ○ The occupying borrower must receive income • Changes are allowed after the loan application is completed in certain instances by contacting Borrower Support; refer to the Standalone Digital HELOC FAQ 		
Credit	<ul style="list-style-type: none"> • Primary wage earner borrower must have a minimum 640 credit score • Credit is valid for 90 days from the time of closing 		
Draw Terms and Structure	<ul style="list-style-type: none"> • Minimum 75% initial draw disbursed at closing • 5-year interest-only draw period; 25-year repayment period (fully amortizing) NOTE: Tennessee Exception: 5-year interest-only; 10-year repayment period (fully amortizing) 		
Eligible States	<ul style="list-style-type: none"> • Eligible in all states • Brokers must be licensed in the state where the subject property is located • Refer to the State Specific Information section for state specific details 		
Employment	<ul style="list-style-type: none"> • Employment verified via The Work Number, TRUV or Plaid (Third-Party Vendors) 		
Fees/Closing Costs	<ul style="list-style-type: none"> • Most fees and closing costs are netted against loan proceeds at closing • Fees/closing costs netted against the loan proceeds include: one-time origination fee and nominal costs for credit report, loan document prep, notary, recording fees, etc. 		
Income	<ul style="list-style-type: none"> • Maximum DTI: FICO 680+: 50% 640-679: 45% • Wage earner or self-employed income eligible • Borrowers may validate income using one of the following options: <ul style="list-style-type: none"> ○ Wage Earner Borrowers: <ul style="list-style-type: none"> ➤ The Work Number, OR ➤ Link income information from employer payroll system (TRUV), OR ➤ Upload two most recent paystubs and most recent W-2 ○ Self-employed Borrowers: <ul style="list-style-type: none"> ➤ Link bank account information (Plaid), OR ➤ Upload prior two year's tax returns 		

Eligibility Criteria (cont.)	
Late Payments, Collections and Derogatory Events	<ul style="list-style-type: none"> • Mortgage/rent history requires 0x30 in past 6 months and maximum 1x30 in last 12 months • Past-due consumer debt can be no more than 90 days past due at closing. Debts > 90 days must be paid off prior to closing • No bankruptcy in last 4 years • No foreclosure proceedings in the last 7 years • No charge-off, short payoff, deed-in-lieu, short sale, pre-foreclosure of any mortgage in last 4 years • Judgments and tax liens must be paid off prior to or at closing • Collections may remain open as follows: <ul style="list-style-type: none"> ○ < 24 months old with a maximum balance of \$2,000 ○ 24 months old with a maximum balance of \$2,500 per occurrence ○ Charge-offs and collections that exceed the above balances must be paid in full prior to closing • Medical collections may remain open regardless of balance
Lien Position	HELOC may be in first or second lien position
Prepayment Penalty	No prepayment penalty applies
Property	<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 • Property value must be supported as follows: <ul style="list-style-type: none"> ○ Loan Amounts ≤ \$400,000: Proprietary AVM. In the event AVM results are not acceptable, a BPO will be required • Minimum Property Value is \$100,000 • Properties located in a FEMA disaster declaration area require a Property Condition Report
Rate	<ul style="list-style-type: none"> • Rates are published each Monday in the Portal • The rate is based on Prime plus variable Margin
State Specific Information	<ul style="list-style-type: none"> • Lending in Maryland is temporarily suspended • Delaware, Hawaii, Illinois, Massachusetts, New Mexico, New York, Ohio, Rhode Island, Utah, Washington D.C. <ul style="list-style-type: none"> ○ CLTV cap dependent on credit score • Tennessee <ul style="list-style-type: none"> ○ CLTV cap dependent on credit score ○ Draw Terms and Structure: 5-year interest-only; 10-year repayment period • Texas <ul style="list-style-type: none"> ○ Property Valuation: > 70% LTV - BPO required ○ There is a required a minimum 12 day “cooling off” period between signing the initial disclosures to the closing date ○ 2.00% max origination fee ○ If the borrower pulled out cash via a 50(a)(6) then we cannot do a loan as borrowers/ owners can only have one 50(a)(6) at a time ○ The property MUST be less than 10 acres ○ Primary residences only and must be a Homestead ○ Non-occupant co-borrowers are not allowed ○ The borrower cannot have had a home equity loan in the last 12 months ○ Remote Online Notary – Not Allowed <ul style="list-style-type: none"> ○ Must sign at Title Company/Attorney’s office • 2.74% Origination Fee except as follows: <ul style="list-style-type: none"> ○ 3.00%: DC ○ 2.75%: PA ○ 2.50%: NJ ○ 2.00%: IA, TN, TX ○ 1.99%: MD ○ 1.75%: IN, NC, WA ○ Origination fee not allowed: LA, ME, RI, VT