

As of May 13, 2025

HELOC		Max CLTV				
PRIMARY	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	PRIME + 1.99%	PRIME + 2.69%	PRIME + 2.79%	PRIME + 2.99%	PRIME + 3.22%
	760 - 779	PRIME + 2.25%	PRIME + 2.75%	PRIME + 2.87%	PRIME + 3.12%	PRIME + 3.37%
	740 - 759	PRIME + 2.62%	PRIME + 2.87%	PRIME + 3.00%	PRIME + 3.25%	PRIME + 3.43%
	720 - 739	PRIME + 3.00%	PRIME + 3.12%	PRIME + 3.25%	PRIME + 3.50%	PRIME + 3.62%
	700 - 719	PRIME + 3.37%	PRIME + 3.50%	PRIME + 3.75%	PRIME + 4.00%	PRIME + 4.18%
	680 - 699	PRIME + 4.37%	PRIME + 4.62%	PRIME + 5.00%	PRIME + 5.25%	
	660 - 679	PRIME + 5.54%	PRIME + 6.04%	PRIME + 6.16%		
	640 - 659	PRIME + 6.29%	PRIME + 7.54%			

HELOC		Max CLTV				
2ND HOME	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780	PRIME + 2.49%	PRIME + 3.19%	PRIME + 3.29%	PRIME + 3.49%	
	760 - 779	PRIME + 2.75%	PRIME + 3.25%	PRIME + 3.37%	PRIME + 3.62%	
	740 - 759	PRIME + 3.12%	PRIME + 3.37%	PRIME + 3.50%	PRIME + 3.75%	
	720 - 739	PRIME + 3.50%	PRIME + 3.62%	PRIME + 3.75%		
	700 - 719	PRIME + 3.87%	PRIME + 4.00%	PRIME + 4.25%		
	680 - 699	PRIME + 4.87%	PRIME + 5.12%			
	660 - 679	PRIME + 5.94%				
	640 - 659	PRIME + 6.79%				

HELOC		Max CLTV				
INVESTMENT	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	PRIME + 2.99%	PRIME + 3.69%	PRIME + 3.79%		
	760 - 779	PRIME + 3.25%	PRIME + 3.75%	PRIME + 3.87%		
	740 - 759	PRIME + 3.62%	PRIME + 3.87%	PRIME + 4.00%		
	720 - 739	PRIME + 4.00%	PRIME + 4.12%	PRIME + 4.25%		
	700 - 719	PRIME + 4.37%	PRIME + 4.50%	PRIME + 4.75%		

FICO/CLTV		Max CLTV		
FICO/CLTV For Reference Only	Minimum FICO	Owner Occupied	2 <sup>nd</sup> Home (+50bps)	Investment (+100bps)
	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%	



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 Correspondent is a division of Homebridge Financial Services, Inc. NMLS #6521 © Homebridge Financial Services, Inc. All rights reserved.

As of May 13, 2025

## MARGIN ADJUSTMENTS

**Use of Proceeds** Other: 0.50% margin increase

## GUIDELINES

<b>Terms</b>	<ul style="list-style-type: none"> <li>5 Year Draw I/O plus 25 year repayment (full amortization)</li> <li><i>Tennessee Exception: 5 year I/O plus 10 year repayment (full amortization)</i></li> </ul>
<b>Debt to Income (DTI)</b>	<ul style="list-style-type: none"> <li>680+: Maximum 50%</li> <li>640-679: Maximum 45%</li> </ul>
<b>Income Verification</b>	<ul style="list-style-type: none"> <li>Plaid, Tax Returns or The Work Number, TRUV (W2 Only)</li> </ul> <p><i>Note: If The Work Number or Plaid/TRUV is unsuccessful. The ability to upload income documentation is provided</i></p>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>Minimum: \$25,000</li> <li>Maximum: \$400,000</li> <li>Minimum 75% draw at close</li> </ul>
<b>Occupancy</b>	<ul style="list-style-type: none"> <li>Primary Residence (Owner-Occupied)</li> <li>Second Homes</li> <li>Investment Properties (limited to 15 financed properties)</li> <li>1-4 Units</li> </ul>
<b>Non-Occupant Co-Borrowers</b>	<ul style="list-style-type: none"> <li>Non-Occupant Co-Borrowers are allowed (Not allowed in Texas)</li> <li>Borrower 1 must be on title/owner of the property and must have income</li> <li>The credit score of the highest income earner will be used to qualify</li> </ul>
<b>Ownership</b>	<ul style="list-style-type: none"> <li>Revocable Trusts are accepted / LLC's are not supported</li> </ul>
<b>Valuation and Appraisal Requirements</b>	<ul style="list-style-type: none"> <li>AVM</li> <li>BPO If AVM does not support value or at MLO request</li> <li><i>Texas Home Equity (Owner Occupied) &gt; 70% CLTV require BPO</i></li> <li>Minimum Property Value: \$100,000</li> </ul>
<b>Hazard Insurance</b>	<ul style="list-style-type: none"> <li>Not Required for 2nd Liens</li> </ul>
<b>Property Report / ALTA</b>	<ul style="list-style-type: none"> <li>2nd Lien loan amounts up to 250,000: Legal and Vesting Report only</li> <li>1st Lien loan amounts to \$400,000 and 2nd Lien loan amounts &gt;250,000: ALTA Title Policy required</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>SFR, 2-4 Units, PUDS, Condos</li> <li>Fee Simple or Inter Vivos Revocable Trust eligible as Title Holder; LLC ineligible as Title Holder</li> </ul>
<b>Ineligible Property Types</b>	<ul style="list-style-type: none"> <li>Manufactured Housing, Co-Ops, Condotels, Log Homes, Mixed Use, as well as properties zoned as Rural or Agricultural</li> <li>Properties currently listed for sale or listed within the last 60 days</li> </ul>



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 Correspondent is a division of Homebridge Financial Services, Inc. NMLS #6521 © Homebridge Financial Services, Inc. All rights reserved.