

As of June 16, 2025

HELOC		Max CLTV				
PRIMARY  HELOC RATE SHEET <i>For Reference Only</i>  WSJ Prime = 7.5% Rates shown reflect Prime plus Applicable Margin	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
	780+	8.69%	9.25%	9.41%	9.60%	9.85%
	760 - 779	8.79%	9.29%	9.42%	9.67%	9.92%
	740 - 759	9.17%	9.42%	9.54%	9.79%	9.98%
	720 - 739	9.54%	9.67%	9.79%	9.99%	10.17%
	700 - 719	9.92%	9.99%	10.29%	10.54%	10.73%
	680 - 699	10.92%	11.17%	11.54%	11.79%	
	660 - 679	11.92%	12.42%	12.54%		
	640 - 659	13.67%	13.92%			

## MARGIN ADJUSTMENTS

OCCUPANCY	<ul style="list-style-type: none"> <li>Second Home: 0.50% Add-On</li> <li>Investment Property: 1.00% Add-On</li> </ul>
LOAN PURPOSE	<ul style="list-style-type: none"> <li>Debt Consolidation: 0.25% Add-On</li> <li>Other: 0.75% Add-On</li> </ul>
DTI	<ul style="list-style-type: none"> <li>&gt;35%: 0.375% Add-On</li> </ul>

FICO/CLTV		Max CLTV		
FICO/CLTV <i>For Reference Only</i>	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%	



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## GUIDELINES

Terms	<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>
Debt to Income (DTI)	<ul style="list-style-type: none"> <li>680+: Maximum 50%</li> <li>640-679: Maximum 45%</li> </ul>
Income Verification	<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>
Loan Amount	<ul style="list-style-type: none"> <li>Minimum: \$25,000</li> <li>Maximum: \$400,000</li> <li>Minimum 75% draw at close</li> </ul>
Occupancy	<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>
Non-Occupant Co-Borrowers	<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>
Ownership	<ul style="list-style-type: none"> <li>Revocable Trusts are accepted / LLC's are not supported</li> </ul>
Valuation and Appraisal Requirements	<ul style="list-style-type: none"> <li>AVM</li> <li>BPO If AVM does not support value or at MLO request <i>Texas Home Equity (Owner Occupied) &gt; 70% CLTV require BPO</i></li> <li>Minimum Property Value: \$100,000</li> </ul>
Hazard Insurance	<ul style="list-style-type: none"> <li>Not Required for 2nd Liens</li> </ul>
Property Report / ALTA	<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>
Eligible Property Types	<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>
Ineligible Property Types	<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>



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