

**Rates, Fees and Programs are subject to change without notice. This is for the use of real estate professionals only.**

**Loan Packages Must Be Submitted & Approved Prior to Lock**

**CONFORMING ADJUSTMENTS**

**CONFORMING Fixed AND ARM ADJUSTERS (If multiple adjusters apply, all adjusters must be used)**

**RATES & ADJUSTMENTS ARE INDICATIONS ONLY. PLEASE ACCESS GATEPRICE ONLINE TO SUBMIT LOCK REQUESTS.**

**Credit Score 1 Unit Properties**

**LTV Ratios**

Credit Score	LTV Ratios								
	<=60.00%	60.01 70.00	70.01 75.00	75.01 80.00	80.01 85.00	85.01 90.00	90.01 95.00	95.01 97.00	97.01 100
=> 740	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	(0.250)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	(0.250)	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
680 - 699	0.000	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
660 - 679	0.000	0.500	1.250	1.250	1.250	1.250	1.250	1.250	1.250
640 - 659	0.000	0.500	1.750	1.750	1.750	1.750	1.750	1.750	1.750
620 - 639	0.000	0.750	2.500	2.500	2.500	2.500	2.500	2.500	2.500
<620	0.000	0.750	2.750	2.750	2.750	2.750	2.750	2.750	2.750
<b>Credit Score</b>	<b>In Addition to above Matrix</b>				<b>CASH OUT REFINANCES LTV RATIOS</b>			<b>In addition to above Matrix</b>	
	<=60.00%	60.01 70.00	70.01 75.00	75.01 80.00	80.01 85.00	85.01 90.00	90.01 95.00	95.01 97.00	97.01 100
=> 740	0.000	0.000	0.000	0.250	0.375	0.375	N/A	N/A	N/A
720 - 739	0.000	0.125	0.125	0.375	0.500	0.500	N/A	N/A	N/A
700 - 719	0.000	0.125	0.125	0.375	0.500	0.500	N/A	N/A	N/A
680 - 699	0.000	0.250	0.250	0.750	1.500	1.500	N/A	N/A	N/A
660 - 679	0.000	0.250	0.250	0.750	1.500	1.500	N/A	N/A	N/A
640 - 659	0.000	0.750	0.750	1.500	2.000	2.000	N/A	N/A	N/A
620 - 639	0.000	0.750	0.750	1.500	2.000	2.000	N/A	N/A	N/A
<620	1.000	1.750	1.750	2.500	3.000	3.000	N/A	N/A	N/A

Use the above matrix for all programs with the exception of MyCommunity, Expanded Approval and Home Possible programs which have their own adjustments

Adjustments above do not apply to loans with amortization terms of 15 years or less

Loans with credit score less than 620 must have DU or LP approval. Loans >80% must receive MI approval.

**Flex Products**

Product	LTV Range	CLTV Range	MI Coverage of 35% Required for LTVs over 80%	
Flexible 100	97.01 -100	97.01 -100		1.500
Flexible 97	95.01 - 97	95.01 -100		1.750
Flexible 90-95	90.00 -95	95.01 - 95		1.750
Other Flexible	80.01 -95	95.01 - 95		1.500
Mortgages	<= 80%	95.01 - 95		1.500

Flexible Mortgages that receive EA recommendations are not available.

**Non-Owner**

NonOwner with LTV ≤ 75%	1.500
NonOwner with LTV > 75% to 80%	2.000
NonOwner with LTV > 80% to 90%	2.500
NonOwner 3-4 Units with LTV ≤ 75%	2.250

**Loan Term**

Fixed w/ 40year term	0.125
Fixed period (hybrid) ARM w/ 40year term	1.375

**Property Type**

3-4 Units Maximum LTV 80% (Excludes Affordable Programs)	1.000
2-unit properties (Excludes Affordable Programs)	0.500

Agency Stated Income Loans LP Express - Maximum LTV 75% 1 Unit Owner Occ Pur	FICO	=>660 & <680	=> 680 & < 730	> = 730
SISA or SIVA Fixed Rate program (Requires IRS Form 4506) (Last lock date June 30, 2008)		3.500	3.000	2.000

Subordinate Financing		Non Interest-Only		Interest-Only	
LTV Range	CLTV Range	Credit Score < 720	Credit Score > 720	Credit Score < 720	Credit Score > 720
65.01 - 75%	90.01 -95%	0.250	0.250	0.250	0.250
75.01 - 95%	90.01 -95%	0.250	0.250	0.250	0.250
75.01 - 90%	76.01 -90%	0.250	0.000	0.250	0.000

Expanded Approval loans are not available

**AGENCY JUMBO ADDS- in addition to all other applicable adjustments. Reminder - Adverse market fee also applies. - AGENCY JUMBO ADDS**

Term greater than 15 years and LTV/CLTV/HCLTV ≤75% and FICO < 700	0.250
Term greater than 15 years and LTV/CLTV/HCLTV > 75% or FICO < 700	0.500
Limited Cash Out Refinances	1.000
Cash Out Refinances max (\$100,000)	1.500
Interest Only Feature is not available at this time.	N/A

**Affordable Programs - MyCommunity and Home Possible**

1-unit property w/ LTV ≤ 97% subject to MI availability. 30 year fixed rate program only	1.850
2- 4 units properties w/LTV ≤ 95% subject to MI availability. 30 Year fixed rate program only.	1.850

**Other**

Interest Only Fixed with LTV > 90%.	0.250
Maximum Total Price (base price, any price adjustment, base SRP and any SRP adjustment) paid is	(4.000)

FHLMC A Minus	Level 1	Level 2	Level 3
FHLMC A Minus Program	1.750	2.500	3.500

**Custom MI**

Lower Cost or Custom MI Option on > 20 year fixed rate loans with LTV's > 85% to 90% and MI coverage of 12%	0.375
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**\*3-4 unit properties will be treated as non-owner occupied properties from both an underwriting and pricing perspective unless delivered with AU approval through either DU or LP.**

Escrow Waviers - all States excluding CA	0.375
Escrow Waviers - California	0.250

**Adverse Market Fee 0.5 (Must have DU or LP approval)**