



CONFORMING (DU/LP)																	
30 YEAR FIXED			20 YEAR FIXED			15 YEAR FIXED			10 YEAR FIXED			MORE PROGRAMS AVAILABLE VISIT OUR PRICING ENGINE					
Rate	12 Day	25 Day	Rate	12 Day	25 Day	Rate	12 Day	25 Day	Rate	12 Day	25 Day						
3.375	(4.500)	(4.500)	3.250	(3.625)	(3.625)	2.750	(4.250)	(4.250)	2.750	(3.375)	(3.375)	MAX REBATE AFTER ADJUSTMENT = 4% MIN LOAN AMOUNT = \$100K  LOCK ONLINE: www.winprimelending.com Adverse Market Refinance Fee .50					
3.250	(4.000)	(4.000)	3.125	(3.250)	(3.250)	2.625	(3.750)	(3.750)	2.625	(2.875)	(2.875)						
3.125	(3.250)	(3.250)	3.000	(2.875)	(2.875)	2.500	(3.125)	(3.125)	2.500	(2.750)	(2.750)						
3.000	(2.750)	(2.750)	2.875	(2.500)	(2.500)	2.375	(2.750)	(2.750)	2.375	(2.500)	(2.500)						
2.875	(2.250)	(2.250)	2.750	(1.875)	(1.875)	2.250	(2.250)	(2.250)	2.250	(2.000)	(2.000)						
2.750	(1.625)	(1.625)	2.625	(1.125)	(1.125)	2.125	(1.750)	(1.750)	2.125	(1.500)	(1.500)						
2.625	(0.875)	(0.875)	2.500	(0.500)	(0.500)	2.000	(1.125)	(1.125)	2.000	(0.875)	(0.875)						
2.500	0.000	0.000	2.375	0.000	0.000	1.875	(0.500)	(0.500)	1.875	(0.250)	(0.250)						
LTV & FICO ADJUSTMENT (TERM > 15 YR)							CASH OUT ADJ.			PROGRAM ADJUSTMENT			SUB. FINANCE ADJUSTMENT				
FICO	<= 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-95	>95	<= 60	60.01-75	75.01-80	2-4 Units		1.000	LTV	CLTV	< 720	>= 720
740 =>	0.000	0.250	0.250	0.500	0.250	0.250	0.750	0.375	0.625	0.875	NO IMPOUND		0.125	<= 75	<= 80	0.375	0.375
720-739	0.000	0.250	0.500	0.750	0.500	0.500	1.000	0.375	1.000	1.125	ATT CONDO & LTV > 75% & > 15 YR		0.750	<= 65	80.01-95	0.875	0.625
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.500	0.625	1.500	1.625	LTV > 95%		0.500	65.01-75	80.01-95	1.125	0.875
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.500	0.875	1.625	2.250	2ND HOME / NOO & LTV <= 75%	2.75/4.125	4.375	75.01-90	76.01-95	1.375	1.125
660-679	0.000	1.000	2.250	2.750	3.000	2.500	2.500	0.875	1.625	2.250	NOO & LTV <= 80% (PURCHASE ONL)		5.125	90.01-95	95.01-97	1.375	1.125
640-659	0.500	1.250	2.750	3.000	3.500	3.000	3.000	1.125	2.125	3.125	NOO & LTV <= 85% (PURCHASE ONL)		1.000	<= 95	> 95	1.875	1.875
620-639	0.500	1.500	3.000	3.000	3.500	3.500	3.750	1.375	2.375	3.625	LN AMT < \$100K EXCEPTION ONLY		1.000				

LENDER PAID MI PRICE ADJUSTMENT																
LPMI	LTV	Coverage	FIXED							ARM						
			>= 760	740-759	720-739	700-719	680-699	660-679	< 660	>= 760	740-759	720-739	680-719	660-679	640-659	620-639
	95.01-97	35%	2.500	3.375	4.125	4.875	5.875	7.875	8.375	4.500	4.500	4.500	5.750	8.750	9.000	9.250
	90.01-95	30%	2.000	2.625	3.125	3.625	4.500	6.000	6.375	2.500	2.750	3.125	4.375	6.250	6.500	7.250
	85.01-90	25%	1.500	2.000	2.375	2.875	3.375	4.750	4.875	1.750	2.000	2.375	3.375	4.750	4.875	5.250
	80.01-85	12%	0.875	0.875	1.000	1.000	1.250	1.750	1.750	1.250	1.375	1.500	1.625	2.125	2.250	2.500
	Loan Term < 30	All	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)	(0.125)	(0.125)	(0.125)	(0.250)	(0.250)	(0.375)	(0.375)
	R/T Refi	All	0.250	0.250	0.375	0.500	0.625	0.750	1.000	0.250	0.250	0.375	0.500	0.625	0.750	1.000
	2nd Home	All	0.375	0.375	0.500	0.750	0.750	1.250	1.250	0.375	0.375	0.500	0.750	0.750	1.250	1.250
	Ln Amt > \$650K	All	0.625	0.750	0.750	1.000	1.250	1.500	2.125	0.625	0.750	0.750	1.000	1.250	1.500	2.125
	NOO	All	1.125	1.250	1.375	N/A	N/A	N/A	N/A	1.125	1.250	1.375	N/A	N/A	N/A	N/A

CONFORMING HIGH BALANCE (DU/LP)																
30 YEAR FIXED			15 YEAR FIXED								MORE PROGRAMS AVAILABLE VISIT OUR PRICING ENGINE					
Rate	12 Day	25 Day	Rate	12 Day	25 Day											
3.500	(3.625)	(3.625)	3.125	(2.250)	(2.250)	MAX REBATE AFTER ADJUSTMENT = 4%  LOCK ONLINE: www.winprimelending.com Adverse Market Refinance Fee .50										
3.375	(3.125)	(3.125)	3.000	(2.250)	(2.250)											
3.250	(2.625)	(2.625)	2.875	(2.000)	(2.000)											
3.125	(1.875)	(1.875)	2.750	(1.750)	(1.750)											
3.000	(1.625)	(1.625)	2.625	(1.250)	(1.250)											
2.875	(1.125)	(1.125)	2.500	(0.625)	(0.625)											
2.750	(0.500)	(0.500)	2.375	(0.250)	(0.250)											
2.500	0.000	0.000	2.250	0.000	0.000											
LTV & FICO ADJUSTMENT (TERM > 15 YR)						CASH OUT ADJ.			PROGRAM ADJUSTMENT			SUB. FINANCE ADJUSTMENT				
FICO	<= 60	60.01-70	70.01-75	75.01-80	80.01-85	85.01-95	<= 60	60.01-75	75.01-80	2-4 Units		1.000	LTV	CLTV	< 720	>= 720
740 =>	0.000	0.250	0.250	0.500	0.250	0.250	1.375	1.625	1.875	ATT CONDO & LTV > 75% & > 15 YR		0.750	<= 75	<= 80	0.375	0.375
720-739	0.000	0.250	0.500	0.750	0.500	0.500	1.375	2.000	2.125	ARM LTV > 75% / ARM LTV <= 75%		1.50 / 1.750	<= 65	80.01-95	0.875	0.625
700-719	0.000	0.500	1.000	1.250	1.000	1.000	1.375	2.000	2.125	PURCHASE / RATE & TERM		0.250	65.01-75	80.01-95	1.125	0.875
680-699	0.000	0.500	1.250	1.750	1.500	1.250	1.375	2.125	2.750	2ND HOME / NOO & LTV <= 75%	2.75/4.125	4.375	75.01-90	76.01-95	1.375	1.125
660-679	0.000	1.000	2.250	2.750	3.000	2.500	1.625	2.125	2.875	NOO & LTV <= 80% (PURCHASE ONL)		5.125	90.01-95	95.01-97	1.375	1.125
640-659	0.500	1.250	2.750	3.000	3.500	3.000	1.625	2.625	3.625	NOO & LTV <= 85% (PURCHASE ONL)		1.000	<= 95	> 95	1.875	1.875
620-639	0.500	1.500	3.000	3.000	3.500	3.500	1.625	2.625	4.125	NO IMPOUND		0.125				

Lock Policy: 5 Days Extension: .125, 10 Days Extension: .25 | Relock Policy: Worse Case - .25

CURRENT TURN TIME	
Underwriting	24-48 Hr
Condition Review	24-48 Hr
Loan Docs	24 Hours
Funding	24-48 Hr



# WINPRIME LENDING

## Fully Amortized Portfolio ARM Product Matrix Primary Residence, Second Home and Investment Property Purchase, Rate & Term Refinance and Cash-Out Refinance

Rate Guide as of 5/24/2021

Product Description	Rate	Price
7/1 ARM 5/2/5	4.000%	PAR
	4.250%	(0.250)
	4.500%	(0.500)

\*Pricing subject to change without notice

Margin 2.500% / Index: 1 yr CMT

Extension Fees		
7-Day		0.125% to Fee
15-Day		0.250% to Fee

Rate & Pricing Adjustments	
Field	Adjustments
Investment	0.250% to Rate
Investment LTV > 60%	0.125% to Rate
Cash-Out above 60% to 65%*	0.125% to Rate
Cash-Out LTV >65%*	0.250% to Rate
Foreign National	0.500% to Rate
2 to 4 Unit	0.250% to Rate
Condominium LTV >65	0.125% to Rate
Asset Based Income Option	0.250% to Rate
Asset Based Income Option >50%	0.250% to Fee**
Non-Traditional Credit with derogatories	0.125% to Rate
680 to 699 Fico	0.25% to Rate & 0.125% to Fee
700 to 719 Fico	0.125% to Fee
Borrower Signed P&L	0.125% to Rate
Any Exception	0.125 to Rate 0.500% to Fee

\* Only one of the Cash-Out LTV add-on will be applied based on LTV

Investor Account to be opened with 12 months reserves & Set Up ACH Payment for Any Exception Loans

### Alternative Documentations

	Max Loan Amount	Max LTV / CLTV / HCLTV	Min FICO
1 Unit SFR & PUD	Up to \$1,000,000	70	680
	\$1,000,001 to \$1,500,000	65	700
	\$1,500,001 to \$2,500,000	60	720
Condominium	up to \$1,000,000	70	680
	\$1,000,001 to \$1,500,000	60	700
2-4 Unit	Up to \$1,500,000	60	700
Foreign Nationals	Up to \$1,000,000	60	NA
	\$1,000,001 to \$1,500,000	55	NA
	\$1,500,001 to \$2,500,000	50	NA
Cash Out Transaction	Max LTV/CLTV/HCLTV 70% / Max cash out amount \$2,500,000 (Foreign National Limited by Above LTV) 6 months seasoning required. (Delayed Financing Acceptable subject to UW Guidelines)		

### Asset Based Income Option Documentation

	Max Loan Amount	Max LTV / CLTV / HCLTV	Min FICO
1 Unit SFR & PUD	Up to \$1,000,000	60	700
	\$1,000,001 to \$1,500,000	55	720
	\$1,500,001 to \$2,500,000	50	720
Condominium	Up to \$750,000	55	700
2-4 Unit	Up to \$1,500,000	50	720
Foreign Nationals / Cash Out	Not Available on Asset Based Income Option		

### INCOME DOCUMENTATION

#### SELF EMPLOYED

For application received on or before 6/30: YTD & 1 full year of Interim Profit & Loss Statement completed by an independent third-party or borrower.

For application received on or after 7/1: YTD Profit & Loss Statement completed by an independent third-party or borrower.

CPA Letter (from CPA that prepared previous 2 yrs tax returns) verifying prepared business ownership and same location for at least 2 yrs & 2 yrs business license.

#### SALARY OR WAGE - EARNING EMPLOYEES

Written Verification of Employment Form (FNMA Form 1005) completed by employer

### ASSET BASED INCOME OPTION (ABIO)

#### SELF EMPLOYED

CPA Letter verifying business ownership for at least 2 years OR 2 years business license.

Definitive Description of Business, Industry, and Borrower's Title listed on 1003

Current Employment (1003) must show on credit report / Third-party listing to verify business name and phone number.

#### SALARY OR WAGE - EARNING EMPLOYEES

Verbal verification of employment / Current Employment (1003) must show on credit report.

### GENERAL UNDERWRITING GUIDELINES

Maximum Front-End/Total Debt-to-Income (DTI) ratio allowed: 38/43%

Qualifying Interest Rate: the greater of start rate or fully-indexed rate.

Condo must be warrantable by Fannie Mae; non-warrantable condominiums will be reviewed on an individual basis.

No minimum borrower contribution on Owner Occupied and Second Homes (excludes Foreign National).

Gift is allowed for 100% of down payment for all occupancies and properties.

ABIO will still require borrower's own funds to validate the income even if no minimum contribution is required for down payment and/or closing costs.

Foreign Asset must be transferred to U.S. Institutional Bank to be used as downpayment, closing cost & reserves.

Subject property cannot be listed for sale at the application date for Rate and Term and Cash Out.

Loan amount > \$1.5MM requires a prior investor approval and an additional underwriting fee of \$1,460

### CREDIT STANDARDS

Mortgage Rent	Max 1x30 in the past 12 months
Tradelines	3 tradelines seasoned for at least 12 months required
Bankruptcy / SS & DIL / Foreclosure	3 yrs / 2 yrs / 5 yrs
Loan Modification	2 yr

### ASSET / RESERVES

	Loan Amount	Required Reserve (P&I)
All Property Type	LTV <=60% & Loan Amt up to \$1MM	6 months in US Financial Institution
	LTV 60.01 - 70% & Loan Amt up to 1MM	12 months in US Financial Institution
	Loan Amount \$1,000,000 to > \$2,500,000	12 months in US Financial Institution
Asset Based Income Option	All Asset Based Income Option*	12 months in US Financial Institution
Cash Out Refinance	All Cash Out Loans**	12 months in US Financial Institution

Most recent 2 months bank statement required

Business Funds: may be used up to 100% of current balance if borrower can demonstrate 100% ownership of the business.

\* All Cash Out Assets Must be Liquid - Checking, Savings, or MMA

### APPRAISAL GUIDELINES

Loan Amount	Appraisal Requirement
Up to \$1,000,000	One Full Appraisal and One Automated Valuation Model (AVM)
Loan Amount \$1,000,001 to \$2,500,000	One Full Appraisal and One Field Review

### FOREIGN NATIONALS

Copy of passport, I-94 and valid VISA (F-1 AND F-2 type are not allowed).

Copy of passport and either I-94W or proof of ESTA Approval required for borrowers on VISA Waiver Program.

Borrower must have U.S. address when applying for loan.

Foreign assets used for downpayment, closing cost, and/or reserves must be transferred to U.S. Institutional account prior to ordering loan docs.

Most recent 3 months bank statement required.

Automatic debit payment required from U.S. banking institution.

24 months P&I reserves required for subject property. 12 P&I reserves to be deposited into investor financial institution bank account prior to funding.