

- Fixed Rate, Fully Amortizing HELOC with a 3 Year Draw and No I.O. Period
- Purchase (or) Refinance Piggyback and Standalone 2nd Lien Transactions
- Compensation: Up to 2% in Lender Paid\* (LPC - per contract) OR 3% in Borrower Paid (BPC) is Available
- **2nd Lien** Available in all states **except:** AK, HI, ND, NY, SD, TN, WV
- **1st Lien** Refi Available in all states **except:** AK, AR, DC, HI, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, WV

**Only 4 Items Needed for Initial Underwriting**

1. Income Documents
2. Homeowner's Insurance
3. First Mortgage Statement
4. Photo ID

Fixed Rate Home Equity Line-of-Credit (FIXLINE) w 3 Yr Draw								
3 Yr Draw Spring EQ FIXLINE								
FICO / CLTV	30 Year Term							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95
780+	8.224	8.575	8.700	8.950	9.325	9.900	10.525	10.750
760-779	8.575	8.575	8.700	8.950	9.325	9.900	10.525	10.750
740-759	8.825	8.950	8.950	9.075	9.325	10.150	10.775	11.000
720-739	8.950	9.075	9.325	9.450	9.575	10.400	11.150	
700-719	9.075	9.325	9.450	9.575	9.825	10.900	11.525	
680-699	10.000	10.250	10.500	10.750	11.125	11.400	12.150	
660-679	10.625	10.875	11.125	11.375	11.750			
640-659	11.125	11.250	11.500					
FICO / CLTV	15-20 Year Term							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95
780+	7.825	7.825	8.075	8.700	8.950	9.225	10.150	10.375
760-779	7.950	7.950	8.200	8.700	9.075	9.225	10.150	10.375
740-759	8.450	8.575	8.825	8.950	9.200	9.350	10.525	10.750
720-739	8.700	8.825	9.000	9.200	9.450	9.475	10.650	
700-719	9.075	9.200	9.450	9.575	9.700	9.850	11.150	
680-699	9.750	9.875	10.125	10.375	10.725	10.775	11.650	
660-679	10.125	10.375	10.500	10.750	11.125			
640-659	10.500	10.625	10.875					

**Rate Adjustment (to Rate)**

**Occupancy**

- Investment Property | 1.50

**Property State**

- NJ | 0.25
- TX | 0.30
- VA | 0.25
- CA | 0.125

**Property Type**

- 2-4 Units | 0.50

**Debt to Income**

- 43-45% | 0.125
- 45-50%\* | 0.375

**Lien Position**

- 1st Lien | - 0.25

**Annual Renewal Fee**

- \$99

**Loan Amount**

- \$25,000-\$29,999 | 0.25
- \$30,000-\$59,999 | 0.20
- \$60,000-\$199,999 | 0
- \$200,000+ | -0.25

**30 & 45 Day Locks Reflected**

- 60 Day | 0.50

**\$799 Admin Fee**

- Texas: \$395 <\$70,000; \$695 >=\$70,000 subject to state specific regulations

**Extensions Costs\*\*\***

- 7 Days | 0.28
- 14 Days | 0.56
- 21 Days | 0.84
- 30 Days | 1.20

\*\*\*An extension fee of 4 basis points per day will be charged except where limited, or prohibited by federal and state law, in which case a different fee may apply.

**Lender Paid Compensation**

Add to Rate	Compensation
0.800	2.000
0.700	1.750
0.600	1.500
0.500	1.250
0.400	1.000
0.300	0.750
0.200	0.500
0.100	0.250

**Line Amount / Initial Draw**

- Initial Draw: Greater of \$25,000 or 75% of the total line amount
- Minimum Line Amount: \$25,000
- Maximum Line Amount: \$500,000
- Additional draws are prohibited during the first 90 days following the closing date

**\*Refer to the Lending Matrices and Guidelines for additional information and requirements)**

[Fixed HELOC MATRIX LINK](#)

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis
- Compensation: Max 3% Borrower Paid Comp (BPC) Available, and is Paid on the Initial Draw (WY ONLY: No BPC allowed, LPC only)
- **2nd Lien** Available in all states **except:** AK, HI, ND, NY, SD, TN, TX, WV
- **1st Lien** Refi Available in all states **except:** AK, AR, DC, HI, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, TX, WV

**Only 4 Items Needed for Initial Underwriting**

1. Income Documents
2. Homeowner's Insurance
3. First Mortgage Statement
4. Photo ID

3 Yr Draw Spring EQ HELOC								
Prime Rate: 8.50 + Margin = Start Rate								
FICO / CLTV	HCLTV: MARGIN (Above Prime)							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 -95
780+	0.375	0.375	0.500	0.750	1.000	2.375	2.750	3.125
760-779	0.375	0.375	0.500	0.750	1.000	2.375	2.750	3.125
740-759	0.500	0.500	0.750	0.750	1.625	2.625	3.000	3.375
720-739	0.750	0.750	0.750	1.000	2.000	2.875	3.250	
700-719	0.875	1.000	1.125	1.625	2.375	3.375	3.625	
680-699	2.125	2.375	2.625	2.875	3.375	3.875	4.250	
660-679	2.625	2.875	3.125	3.375	3.875			
640-659	3.625	3.875	4.125					

45 Day Lock Term

**Rate Adjustment (to Margin)**

**Occupancy**

- Investment | 1.25

**SEQ Admin Fee**

- \$499

**Property State**

- NJ | 0.25
- VA | 0.25

**Annual Renewal Fee**

- \$99

**Lien Position**

- 1st Lien HELOC | - 0.25

**Purpose**

- Piggyback Transactions | -0.25

**Debt to Income**

- 45-50%\* | 0.25

**Initial Draw Amount**

- Draw Amount < \$100,000 | 0.50

**Property Type**

- 2-4 Units | 0.25

**Extension Costs (as a Fee Calculated on the Initial Draw)\*\***

- 7 Days | 0.28
- 14 Days | 0.56
- 21 Days | 0.84
- 30 Days | 1.20

\*\*An extension fee of 4 basis points per day will be charged except where limited, or prohibited by federal and state law, in which case a different fee may apply.

**Contact Us**

- **Main Telephone Number: 888-605-2588**
- Help Desk / Loan Registration Assistance (BXG): **Option 1**
- Broker Experience Group (BXG): [BXG@springeq.com](mailto:BXG@springeq.com)
- Broker Approvals: [brokerapprovals@springeq.com](mailto:brokerapprovals@springeq.com)
- Lock Desk: [wholesalelockdesk@springeq.com](mailto:wholesalelockdesk@springeq.com)
- Servicing: [servicing@springeq.com](mailto:servicing@springeq.com)
- Website: [www.wholesale.springeq.com](http://www.wholesale.springeq.com)

**Product Terms**

- 30-Year Variable Rate (Index plus a Margin)
- 3-Year Initial Draw Period with 10-year Interest Only Payments and a 20-Year fully amortizing repayment period

**Lifetime Rate Cap / Floor**

- Lifetime Cap = 18% unless prohibited by law
- Lifetime Floor = 4.00%

**Line Amount / Initial Draw**

- Initial Draw: Greater of \$25,000 or 75% of the total line amount
- Minimum Line Amount: \$25,000
- Maximum Line Amount: \$500,000
- Additional draws are prohibited during the first 90 days following the closing date

**Margin Buydown**

Margin Buydown	Price Adjustment
-0.125	0.375
-0.250	0.750
-0.375	1.125
-0.500	1.500
-0.625	1.875
-0.750	2.250
-0.875	2.625
-1.000	3.000

Buydown **NOT** available in CO, DC, MD, MI, MN, MS, NC, PA, TX, VT, VA, WA, WY

Credit Union Membership may be required at no additional cost to the consumer.

**\*Refer to the Lending Matrices and Spring EQ Guidelines for additional information and requirements**

- Fixed Rate, Fully Amortizing Loan Up to a 30-Year Term
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- Compensation: Up to 2% in Lender Paid\* (LPC - per contract) OR 3% in Borrower Paid (BPC) is Available
- **2nd Lien** Available in all states **except:** AK, HI, ND, NY, SD, WV

**Only 4 Items Needed for Initial Underwriting**

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Second Mortgage Fully Amortized Fixed Rates								
Second Lien Fixed Rates								
FICO / CLTV	25-30 Year Fixed Rate							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95
780+	8.224	8.575	8.700	8.950	9.325	9.900	10.525	10.750
760-779	8.575	8.575	8.700	8.950	9.325	9.900	10.525	10.750
740-759	8.825	8.950	8.950	9.075	9.325	10.150	10.775	11.000
720-739	8.950	9.075	9.325	9.450	9.575	10.400	11.150	
700-719	9.075	9.325	9.450	9.575	9.825	10.900	11.525	
680-699	10.000	10.250	10.500	10.750	11.125	11.400	12.150	
660-679	10.625	10.875	11.125	11.375	11.750			
640-659	11.125	11.250	11.500					
FICO / CLTV	5-20 Year Fixed Rate							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95
780+	7.825	7.825	8.075	8.700	8.950	9.225	10.150	10.375
760-779	7.950	7.950	8.200	8.700	9.075	9.225	10.150	10.375
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680-699	9.750	9.875	10.125	10.375	10.725	10.775	11.650	
660-679	10.125	10.375	10.500	10.750	11.125			
640-659	10.500	10.625	10.875					

**Rate Adjustment (to Rate)**

**Occupancy**

- Investment Property | 1.50

**Property State**

- NJ | 0.25
- TX | 0.30
- VA | 0.25
- TN | Max 15 Year Amortization Allowed
- CA | 0.125

**Property Type**

- 2-4 Units | 0.50

**Debt to Income**

- 43-45% | 0.125
- 45-50%\* | 0.375

**Loan Amount**

- \$25,000-\$29,999 | 0.25
- \$30,000-\$59,999 | 0.20
- \$60,000-\$199,999 | 0
- \$200,000+ | -0.25

**30 & 45 Day Locks Reflected**

- 60 Day | 0.50

**\$799 Admin Fee**

- Texas: \$395 <\$70,000; \$695 >=\$70,000
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**Extensions Costs\*\*\***

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