

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis
- Compensation: Max 2.5% Borrower Paid Comp (BPC) Available, and is Paid on the Initial Draw
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, TN, WV, WY, **TX (See 10 yr draw: TX is allowed)**
- **1st Lien** Refi Available in all states **except:** AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, TX, WV, WY

### 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+                                   | 1.125                       | 1.375     | 1.500     | 1.750   | 2.125     | 2.875    | 3.375     | 3.750    |
| 760-779                                | 1.375                       | 1.500     | 1.750     | 2.000   | 2.500     | 3.000    | 3.375     | 3.750    |
| 740-759                                | 1.500                       | 1.750     | 2.000     | 2.125   | 2.875     | 3.250    | 3.625     | 3.875    |
| 720-739                                | 1.875                       | 2.125     | 2.250     | 2.375   | 3.000     | 3.500    | 3.875     |          |
| 700-719                                | 2.250                       | 2.500     | 2.750     | 3.000   | 3.500     | 3.875    | 4.250     |          |
| 680-699                                | 2.750                       | 3.000     | 3.250     | 3.500   | 4.000     | 4.500    | 4.875     |          |
| 660-679                                | 3.250                       | 3.375     | 3.625     | 4.000   | 4.500     |          |           |          |

45 Day Lock Term

### Rate Adjustment (to Margin)

#### Occupancy

- Second Home | 0.75
- 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%\* | 0.50

#### Initial Draw Amount

- Draw Amount < \$100,000 | 0.50

#### Property Type

- 2-4 Units | 0.25

(Refer to the lending matrices for add. Requirements)

### 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)

### 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

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

### 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%

### Debt to Income

- Maximum 50% DTI
- 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify
- >45% DTI with 700+ FICO & \$3,500 Residual Income

### Line Amount / Initial Draw

- Initial Draw: Greater of \$50,000 or 50% of the total line amount
- Minimum Line Amount: \$50,000
- Maximum Line Amount: \$500,000
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$3,000,000  
Second Homes- \$2,000,000
- Additional draws are prohibited during the first 90 days following the closing date

### Occupancy

- Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV)
- Max 70% CLTV on Investment (HELOAN- 80% max CLTV)

### Appraisal Requirements

- Line Amounts < \$250,000 any of the following options are permitted:
    - AVM with exterior property inspection
    - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
    - Drive By Appraisal
    - Full Interior Appraisal (1004/1025/1073)\*
  - Line Amounts >= \$250,000 any of the following options are permitted:
    - Full Interior Appraisal (1004/1025/1073)\*
    - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
- \* Full Interior Appraisals will be ordered by Spring EQ

### Housing History

- 0x30x6 inclusive of all mortgages and all REO for all borrowers on the transaction (No Late Payments in the last 6 months)
- Max 1x30x12 inclusive of all mortgages and all REO for all borrowers on the transaction (Max of 1 - 30 Day late payments in the past 12 months)

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

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis
- Compensation: Max 2.5% Borrower Paid Comp (BPC) Available and is Paid on the Initial Draw
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, TN, WV, WY, TX (See 10 yr draw: TX is allowed)
- **1st Lien** Refi Available in all states **except:** AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, TX, WV, WY

**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 Plus +       |                             |           |           |         |           |
|--|-----------------------------|-----------|-----------|---------|-----------|
| Prime Rate: 8.50 + Margin = Start Rate |                             |           |           |         |           |
| FICO /<br>CLTV                         | HCLTV: MARGIN (Above Prime) |           |           |         |           |
|  | <= 60                       | > 60 - 65 | > 65 - 70 | >70- 75 | > 75 - 80 |
| 780+                                   | 1.000                       | 1.250     | 1.375     | 1.625   | 2.000     |
| 760-779                                | 1.250                       | 1.375     | 1.625     | 1.875   | 2.375     |
| 740-759                                | 1.375                       | 1.625     | 1.875     | 2.000   | 2.750     |

**45 Day Lock Term**

**Rate Adjustment (to Margin)**

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Occupancy</b>           | <b>SEQ Admin Fee</b>             |
| • Second Home   0.75       | • \$499                          |
| <b>Property State</b>      | <b>Annual Renewal Fee</b>        |
| • NJ   0.25<br>• VA   0.25 | • \$99                           |
| <b>Property Type</b>       | <b>Purpose</b>                   |
| • 2-4 Units   0.25         | • Piggyback Transactions   -0.25 |
| <b>Lien Position</b>       | <b>Initial Draw Amount</b>       |
| • 1st Lien HELOC   -0.25   | • Draw Amount < \$100,000   0.50 |

**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.

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

**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%

**Debt to Income**

- Maximum 45% DTI
- 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify

**Line Amount / Initial Draw**

- Initial Draw: Greater of \$50,000 or 50% of the total line amount
- Minimum Line Amount: \$50,000
- Maximum Line Amount: \$500,000
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$3,000,000  
Second Homes- \$2,000,000
- Additional draws are prohibited during the first 90 days following the closing date

**Occupancy**

- Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV )

**Appraisal Requirements**

- Line Amounts < \$250,000 any of the following options are permitted:
  - AVM with exterior property inspection
  - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
  - Drive By Appraisal
  - Full Interior Appraisal (1004/1025/1073)\*
- Line Amounts >= \$250,000 any of the following options are permitted:
  - Full Interior Appraisal (1004/1025/1073)\*
  - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)

\* Full Interior Appraisals will be ordered by Spring EQ

**Housing History**

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)

**HELOC Plus + Product Parameters**

- First lien must not have been assumed

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

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refs
- Compensation: Max 2.5% Borrower Paid Comp (BPC) Available, and is Paid on the Initial Draw
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, TN, WV, WY
- **1st Lien** Refi Available in all states **except:** AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, WV, WY

### Only 4 Items Needed for Initial Underwriting

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

| 10 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 |
| <b>780+</b>                            | 2.125                       | 2.500     | 2.875     | 3.125   | 3.500     | 3.875    |
| <b>760-779</b>                         | 2.375                       | 2.875     | 3.125     | 3.250   | 3.500     | 4.000    |
| <b>740-759</b>                         | 2.375                       | 3.000     | 3.125     | 3.375   | 3.625     | 4.375    |
| <b>720-739</b>                         | 3.125                       | 3.250     | 3.375     | 3.625   | 4.250     | 4.750    |
| <b>700-719</b>                         | 4.000                       | 4.000     | 4.375     | 4.500   | 4.750     | 5.250    |
| <b>680-699</b>                         | 4.375                       | 4.625     | 4.750     | 5.000   | 5.500     | 5.750    |

**45 Day Lock Term**

### Rate Adjustment (to Margin)

|                              |                                  |
|------------------------------|----------------------------------|
| <b>Occupancy</b>             | <b>SEQ Admin Fee</b>             |
| • Second Home   0.75         | • \$499                          |
| <b>Property State</b>        | <b>Annual Renewal Fee</b>        |
| • NJ   0.25      • VA   0.25 | • \$99                           |
| <b>Lien Position</b>         | <b>Purpose</b>                   |
| • 1st Lien HELOC   - 0.25    | • Piggyback Transactions   -0.25 |
| <b>Debt to Income</b>        | <b>Initial Draw Amount</b>       |
| • 45-50%*   0.50             | • Draw Amount < \$100,000   0.50 |
| <b>Property Type</b>         |                                  |
| • 2-4 Units   0.25           |                                  |

(Refer to the lending matrices for add. Requirements)

### 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

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- 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)

### 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

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

### Product Terms

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

### Lifetime Rate Cap / Floor

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

### Debt to Income

- Maximum 50% DTI
- 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify
- >45% DTI with 700+ FICO & \$3,500 Residual Income

### Line Amount / Initial Draw

- Initial Draw: Greater of \$50,000 or 50% of the total line amount
- TX Initial Draw: Greater of \$60,000 or 50% of the total line amount
- Maximum Line Amount: \$500,000
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$3,000,000  
Second Homes- \$2,000,000
- Additional draws are prohibited during the first 90 days following the closing date

### Occupancy

- Owner-Occupied and Second Homes Only
- Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV)
- Investment Properties not permitted (See HELOAN matrices)

### Appraisal Requirements

- Line Amounts < \$250,000 any of the following options are permitted:
    - AVM with exterior property inspection
    - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
    - Drive By Appraisal
    - Full Interior Appraisal (1004/1025/1073)\*
  - Line Amounts >= \$250,000 any of the following options are permitted:
    - Full Interior Appraisal (1004/1025/1073)\*
    - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
- \* Full Interior Appraisals will be ordered by Spring EQ

### Housing History

- 0x30x6 inclusive of all mortgages and all REO for all borrowers on the transaction (No Late Payments in the last 6 months)
- Max 1x30x12 inclusive of all mortgages and all REO for all borrowers on the transaction (Max of 1 - 30 Day late payments in the past 12 months)

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

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis
- Compensation: Max 2.5% Borrower Paid Comp (BPC) Available and is Paid on the Initial Draw
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, TN, WV, WY
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### Only 4 Items Needed for Initial Underwriting

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

| 10 Yr Draw Spring EQ HELOC Plus +      |                             |           |           |         |           |
|--|-----------------------------|-----------|-----------|---------|-----------|
| Prime Rate: 8.50 + Margin = Start Rate |                             |           |           |         |           |
| FICO / CLTV                            | HCLTV: MARGIN (Above Prime) |           |           |         |           |
|  | <= 60                       | > 60 - 65 | > 65 - 70 | >70- 75 | > 75 - 80 |
| 780+                                   | 2.000                       | 2.375     | 2.750     | 3.000   | 3.375     |
| 760-779                                | 2.250                       | 2.750     | 3.000     | 3.125   | 3.375     |
| 740-759                                | 2.250                       | 2.875     | 3.000     | 3.250   | 3.500     |

**45 Day Lock Term**

### Rate Adjustment (to Margin)

#### Occupancy

- Second Home | 0.75

#### 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

#### Property Type

- 2-4 Units | 0.25

#### Initial Draw Amount

- Draw Amount < \$100,000 | 0.50

### 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.

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

### Product Terms

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

### Lifetime Rate Cap / Floor

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

### Debt to Income

- Maximum 45% DTI
- 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify

### Line Amount / Initial Draw

- Minimum Initial Draw at Close: \$50,000 (\$60,000 in Texas)
- Minimum Line Amount: \$50,000 (\$60,000 in Texas)
- Maximum Line Amount: \$500,000
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$3,000,000  
Second Homes- \$2,000,000
- Additional draws are prohibited during the first 90 days following the closing date

### Occupancy

- Owner-Occupied and Second Homes Only
- Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV)
- Investment Properties not permitted (See HELOAN matrices)

### Appraisal Requirements

- Line Amounts < \$250,000 any of the following options are permitted:
  - AVM with exterior property inspection
  - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
  - Drive By Appraisal
  - Full Interior Appraisal (1004/1025/1073)\*
- Line Amounts >= \$250,000 any of the following options are permitted:
  - Full Interior Appraisal (1004/1025/1073)\*
  - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)

\* Full Interior Appraisals will be ordered by Spring EQ

### Housing History

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)

### HELOC Plus + Product Parameters

- First lien must not have been assumed

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
- Purchase (or) Refinance Piggyback and Standalone 2nd Lien Transactions
- Compensation: Up to 2% in Lender Paid\* (LPC - per contract) OR 2.5% in Borrower Paid (BPC) is Available
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, WV, WY

### Only 4 Items Needed for Initial Underwriting

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

| Spring EQ HELOAN        |                       |           |           |         |           |          |           |           |
|-------------------------|-----------------------|-----------|-----------|---------|-----------|----------|-----------|-----------|
| 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+                    | 8.625                 | 8.750     | 8.875     | 9.375   | 9.750     | 10.125   | 10.750    | 10.875    |
| 760-779                 | 8.875                 | 8.875     | 9.000     | 9.500   | 9.875     | 10.125   | 10.750    | 10.875    |
| 740-759                 | 9.000                 | 9.125     | 9.375     | 9.750   | 10.125    | 10.375   | 11.000    | 11.125    |
| 720-739                 | 9.250                 | 9.500     | 9.750     | 10.000  | 10.375    | 10.625   | 11.375    |           |
| 700-719                 | 9.625                 | 9.875     | 10.125    | 10.375  | 10.750    | 11.125   | 11.750    |           |
| 680-699                 | 10.125                | 10.375    | 10.625    | 10.875  | 11.250    | 11.625   | 12.375    |           |
| 660-679                 | 10.750                | 11.000    | 11.250    | 11.500  | 11.875    |          |           |           |
| 640-659                 | 11.250                | 11.375    | 11.625    |         |           |          |           |           |
| FICO / CLTV             | 5-20 Year Fixed Rate  |           |           |         |           |          |           |           |
|                         | <= 60                 | > 60 - 65 | > 65 - 70 | >70- 75 | > 75 - 80 | >80 - 85 | > 85 - 90 | > 90 - 95 |
| 780+                    | 8.100                 | 8.100     | 8.350     | 8.975   | 9.100     | 9.625    | 10.375    | 10.500    |
| 760-779                 | 8.225                 | 8.225     | 8.475     | 8.975   | 9.225     | 9.625    | 10.375    | 10.500    |
| 740-759                 | 8.725                 | 8.725     | 9.100     | 9.100   | 9.475     | 9.750    | 10.750    | 10.875    |
| 720-739                 | 8.850                 | 9.100     | 9.250     | 9.475   | 9.750     | 10.125   | 10.875    |           |
| 700-719                 | 9.250                 | 9.350     | 9.625     | 9.875   | 10.125    | 10.500   | 11.375    |           |
| 680-699                 | 9.750                 | 9.875     | 10.125    | 10.375  | 10.725    | 11.000   | 11.875    |           |
| 660-679                 | 10.250                | 10.500    | 10.625    | 10.875  | 11.250    |          |           |           |
| 640-659                 | 10.625                | 10.750    | 11.000    |         |           |          |           |           |

### Rate Adjustment (to Rate)

#### Occupancy

- Second Home | 0.70
- Investment Property | 1.25

#### Property State

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

#### Property Type

- Condo | 0.50
- 2-4 Units | 0.50

#### Debt to Income

- 43-45% | 0.25
- 45-50%\* | 0.625
- (Refer to the lending matrices for additional requirements)
- >45% DTI with 700+ FICO & \$3,500 Residual Income

#### Flood Zone

- In Flood Zone | 0.50

#### 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        |

#### HELOAN Product Parameters

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)
- Investment Properties- 6 months ownership is required
- Max Total Financing (Total of 1st and 2nd lien combined):
  - Owner Occupied- \$3,000,000
  - Second Homes- \$2,000,000
  - Investment Properties- \$2,000,000
- Full appraisal required on all Non-QM loans
- Minimum loan amount in Texas - \$60,000

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
- Purchase (or) Refinance Piggyback and Standalone 2nd Lien Transactions
- Compensation: Up to 2% in Lender Paid\* (LPC - per contract) OR 2.5% in Borrower Paid (BPC) is Available
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, WV, WY

### Only 4 Items Needed for Initial Underwriting

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

| Spring EQ HELOAN Plus + |       |           |           |         |           |           |
|-------------------------|-------|-----------|-----------|---------|-----------|-----------|
| Second Lien Fixed Rates |       |           |           |         |           |           |
| 25-30 Year Fixed Rate   |       |           |           |         |           |           |
| FICO / CLTV             | <= 60 | > 60 - 65 | > 65 - 70 | >70- 75 | > 75 - 80 | > 80 - 85 |
| <b>780+</b>             | 8.224 | 8.575     | 8.700     | 8.950   | 9.325     |           |
| <b>760-779</b>          | 8.575 | 8.575     | 8.700     | 8.950   | 9.325     |           |
| <b>740-759</b>          | 8.825 | 8.950     | 8.950     | 9.075   | 9.325     |           |
| <b>720-739</b>          | 8.950 | 9.075     | 9.325     | 9.450   | 9.575     |           |
| <b>700-719</b>          | 9.075 | 9.325     | 9.450     | 9.575   | 9.825     |           |
| 5-20 Year Fixed Rate    |       |           |           |         |           |           |
| FICO / CLTV             | <= 60 | > 60 - 65 | > 65 - 70 | >70- 75 | > 75 - 80 | > 80 - 85 |
| <b>780+</b>             | 7.825 | 7.825     | 8.075     | 8.700   | 8.950     | 9.325     |
| <b>760-779</b>          | 7.950 | 7.950     | 8.200     | 8.700   | 9.075     | 9.325     |
| <b>740-759</b>          | 8.450 | 8.575     | 8.825     | 9.075   | 9.325     | 9.450     |
| <b>720-739</b>          | 8.700 | 8.825     | 9.200     | 9.325   | 9.450     | 9.575     |
| <b>700-719</b>          | 9.075 | 9.200     | 9.450     | 9.575   | 9.700     | 9.700     |

### Rate Adjustment (to Rate)

#### Property State

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

#### Property Type

- Condo | 0.50
- 2-4 Units | 0.50

#### Debt to Income

- Maximum DTI 43%

#### Loan Amount

- Minimum Loan Amount: \$25,000
- Maximum Loan Amount: \$249,999

#### 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        |

#### HELOAN Plus + Product Parameters

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)
- Property cannot be in a flood zone
- First lien must not have been assumed
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$2,000,000
- Full appraisal required on all Non-QM loans
- Minimum loan amount in Texas - \$60,000

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