



2/28 ARM Rate Sheet

4870 Viewridge Ave. #100
San Diego, CA 92123
877.568.7017
ResCapLender.com

RATES APPLY TO 1ST TDS REFINANCE AND PURCHASES

Loan Type

This is a 2 year ARM, **interest only** for first 2 years and then amortizes the balance over 28 years. Max 1.5 adjustment every 6 months beginning in year 3 with 7 pt. lifetime cap.

Time Frame

Conditional approval within 24 hours.

FICO

FICO scores below 620 are not accepted. Full doc only.

Amount

\$350K max loan (larger loans considered on a case by case basis). Minimum home value is \$400K. Lower home values considered on an exception basis only.

HOEPA

High Cost Loans under HOEPA are not permitted. All points and fees to be in compliance with state and federal laws.

Rates

FICO	Loan to Value*		
	45%	50%	60%
720+	10.50	10.50	10.50
680	11.35	11.50	11.99
620	11.90	12.00	12.50

* Applies to values of \$400K+. If an exception is made for a home value less than \$400K, it will be subject to the rates in the 55% LTV column.

Index

Index: 6 mo. LIBOR
Margin: 6.50 (subject to increase)

ACH

Applicants submitting with a fico score of 720 and under are limited to repayment via ACH (direct from checking).

Appraisal

Broker to provide appraisal. BPOs ordered by Residential Capital on all loan submissions, unless otherwise provided by broker.

Debt Ratio

50% back end. No cash reserves required.

Complete Application

A Full Package is required for all submissions. Please see form R175 "Full Package 1st TD Checklist" to assist you in submitting a full package. This document is available on ResCapLender.com, in the "Forms" section.

Prepayment Term and Lender Fee

Prepay to 1 year: 1 point

Adjustments

	Add to Rate**	Add to Fee
Exceptions	1.00	-
Non-Owner (<45% LTV)	-	2.00

**Subject to section 32 maximums

Types of Property

SFR, PUD