



2/28 ARM Rate Sheet

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RATES APPLY TO 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

Most loans fund within 30 days of a completed application. The more complete the application, the quicker the funding time.

FICO

Any FICO score accepted.

Amount

\$500K max loan (larger loans considered on a case by case basis). Minimum home value is \$250K.

Section 32/AB489

Residential Capital does not write covered loans under AB489, or loans covered under Section 32 of Reg. Z. All interest rates and points will be in compliance with state and federal guidelines.

Foreclosure/BK

Notice of Default only. Loans with a Notice of Trustee sale scheduled date are not accepted. Current or past BK okay.

Rates:	LTV	Rate*
	Up to 60%	10.50% start rate
	60.1 to 65%	10.75% start rate
	65.1 to 75%	Piggyback with ResCap's HELOC product (See HELOC rate sheet)

Adjustments

Cash Out	.50
FICO < 500	1.20
Lite Doc	.35
NOD or BK	1.00
Non Owner Occupied	.75
Notice of Sale**	1.50
Piggyback HELOC	1.20
Stated Income	.75
Year Built < 1965	.35

Index: 6 mo. LIBOR

* Subject to adjustments. Even if all adjustments apply, if owner occupied, the APR will not exceed 8 pts. over the 30-year T-Bill.

** Submissions must be complete packages. BKs are not accepted for this stage of foreclosure.

LTV

Up to 65% for the 1st TD, but client may piggyback a ResCap 2nd TD HELOC up to 75% subject to restrictions on rates and terms of the HELOC product. Loan fees on HELOC reduced 50% from rate sheet if 1st/2nd written together. Piggyback to 70% CLTV for Stated Income or NOD.

Appraisal

Broker to provide appraisal. BPOs ordered by ResCap on all loan submissions.

Debt Ratio

55% back end. No cash reserves required.

Complete Application

Please submit complete 1003 applications with each loan submittal. Send complete Statement of Information for title as soon as possible to speed up funding.

Prepayment Term and Lender Fee*

NONE	2.50 points
6 Month	2.35 points
1 Year	2.25 points
2 Year	2.00 points
3 Year	1.00 point

*Stated Income and BK \$750 additional fee.

Types of Property

SFR, Condos, PUD, Owner/Non-Owner Occupied.
10% verified funds for purchases.

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Rates and terms subject to change without notice.