

Home Equity Line of Credit

3.875% APR Introductory Owner-Occupant Rate Fixed for First Two Years

5.500% APR Current Variable Owner-Occupant Rate

Finance Factors' Home Equity Line of Credit offers a low 3.875% APR fixed for the first two years. Your clients can unlock the equity in their properties today and start saving money!

General Guidelines

- ◆ 80% Loan-to-Value (LTV) primary residence, 75% LTV non-primary residence (second home and Investor)
- ◆ 700 FICO and above
- ◆ 43% Debt-to-Income (DTI) ratio
- ◆ Interest-only payments
- ◆ 10-year term
- ◆ Eligible for loan amounts of \$10,000 - \$250,000. Call to discuss larger requests.
- ◆ If the Home Equity Line of Credit is in second lien position, first mortgage lien should not exceed \$679,650

Risk-Based Add-Ons

Property Type	Borrower	Loan Amount between \$250,001 - \$500,000	DTI >43% - ≤ 50%	DTI >50% - 59.9%	FICO <660	FICO 660 - 699	No FICO	Non-Conforming
Primary Residence	0.00	0.50	0.25	0.50	0.50	0.25	0.25	0.50
Non-Primary and Investor	0.25	0.50	0.25	0.75	0.75	0.50	0.25	0.50

Unusual Situations	
Agricultural-Zoned Properties	◆ Maximum loan amount of \$250,000 ◆ 70% LTV or less ◆ Minimum 700 FICO
Lines above \$500,000	Call to discuss terms and pricing
Entity on Title or Note	LLCs, Corporations, Partnerships & Trusts accepted with Personal Guarantor
Multiple-Collateral	Acceptable
Foreign Investors	Call to discuss pricing and LTV
Big Island	Lava Zone 3 and above
Improved Commercial Income Properties	Call to discuss rates and terms

Broker Compensation

- ◆ 0.50% fee paid to broker on Home Equity Line of Credit amount. No minimum draw required (maximum broker compensation of \$2,500)

Loan Information

- ◆ Rate determination: Wall Street Journal Prime Rate + 1.00% margin
- ◆ Floor rate: 5.500% (floor will increase with risk-based add-ons)
- ◆ Maximum APR is 19%
- ◆ Tax assessment value may be used in lieu of an appraisal
 - ▶ \$150,000 up to 70% LTV; \$250,000 up to 60% LTV
 - ▶ Call to discuss larger requests



FINANCE FACTORS

SAVINGS • CDs • MORTGAGES

FOR EXTERNAL USE BY MORTGAGE PROFESSIONALS ONLY

The above are general guidelines for HELOC loans. Mitigating factors are considered in our underwriting. The foregoing is for informational purposes only and not to be distributed to any consumer. This is not an offer to make a loan. The making of any loan and the terms thereof are subject to Finance Factors' underwriting approval.