



Underinsured Condo Program

New!

Rates effective: 05/26/25

Program	Initial Fixed Rate	Points
3/1/30 ARM	8.000%	2.500%
1/1/30 ARM	7.875%	2.500%

Loan Amount	O/O Purchase or Rate & Term Refinance	Second Home, Investor and/or Cash-Out Refinance
\$750,000 and under	65% LTV	55% LTV
\$750,001 - \$1,209,750	60% LTV	50% LTV

1. RATE LOCKS: It is the responsibility of the Broker to request the rate lock with their Loan Officer.

- Lock requests must be received by 2:00P HST to obtain that day's rate.
- A lock expiration that falls on a weekend or holiday will roll to the next business day.
- Lock/Extension Fees will be added to points:

Initial Lock Periods/Fees			Lock Extension Options/Fees**			
30 Days	45 Days	60 Days	7 Days	14 Days	21 Days	30 Days
0.000%	0.125%	0.250%	0.125%	0.250%	0.375%	0.500%

****Total lock period, including extensions, must not exceed 60 days.**
Extension requests resulting in a total lock period of more than 60 days will be considered a re-lock and will be based on worst-case pricing.

Loan Guidelines:

- 1/1/30 and 3/1/30 Standard ARMs
- Minimum 2.50% points (2.00% Standard ARM pricing + 0.50% LLPA to points only)
- 700 Minimum FICO
- 43% Maximum DTI, must include all expenses associated with the unit
- Maximum Loan Amount: \$1,209,750
- All other LLPAs as noted on the wholesale rate sheet apply

Property Guidelines:

- Well-maintained reinforced concrete structures built in the year 1980 or later only**
- Full HO6 coverage required
- Infrastructure must be well-maintained
- Association must have well-funded reserves
- Building must meet all other standard underwriting criteria (except for underinsurance)
- Limited to 5 loans per building
- Available for properties in the state of Hawaii only

FOR MORE INFORMATION, PLEASE CALL:

Finance Factors, NMLS #449916
info@financefactors.com
808-522-2000
Toll-Free: 1-800-648-7136

(Rates and terms are subject to change without notice.)

FOR USE BY MORTGAGE PROFESSIONALS ONLY

This rate sheet is not for consumer distribution or use. This information may only be distributed to and used by licensed professionals in the mortgage lending business. Any other distribution is strictly prohibited.

