



## Underinsured Condo Program

**New!**

**Rates effective: 06/30/25**

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 Account Executive.**

- 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. 1/1/30 and 3/1/30 Standard ARMs
2. Minimum 2.50% points (2.00% Standard ARM pricing + 0.50% LLPA to points only)
3. 700 Minimum FICO
4. 43% Maximum DTI, must include all expenses associated with the unit
5. Maximum Loan Amount: \$1,209,750
6. All other LLPAs as noted on the wholesale rate sheet apply

Property Guidelines:

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

**FOR MORE INFORMATION, PLEASE CALL:**

Finance Factors, NMLS #449916  
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808-522-2000  
Toll-Free: 1-800-648-7136

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

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