

# NEWPOINT LENDING

LLC, A REALVIEW COMPANY

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## PRICING MATRIX

Program Rate Options	YIELD SPREAD PREMIUM IS NOT AVAILABLE ON THESE LOAN PRODUCTS 11.5% - 2/28 - 5% Over 30 Year Treasury @ 2% to Lender
Program Parameters	Term: 30 Year 2/6 ARM Index: 30 Year Treasury Caps: 5/5/5 Margin: 5 Adjustments: 6 Months
Price (Fee) Adjustments	Call for Pricing on Commercial Property
Prepayment Penalty	Duration: 2 Years Amount: Equal to four monthly P & I payments Type: Hard
Loan Origination Fee	Originating Broker is allowed to charge up to 3% origination fee (no additional broker fees i.e. processing, credit rept) Origination Fee will be listed as "Mortgage Broker Fee" on line 814 of the final HUD Settlement Statement
Lender Loan Fees	Underwriting Fee: \$500.00 Document Prep: \$250.00 Flood Certificate: \$ 20.00 Processing Fee: \$350.00 Appraisal Review: \$225.00 (if applicable)
Loan Fee Restrictions	Loans defined as High Cost, HOEPA, Section 32, Covered and Predatory Lending are <b>NOT ELIGIBLE</b> . APR and Fee Tests are required to be performed on every loan to insure regulatory compliance. Results of APR and/or Fee Test may require a reduction in broker origination/fees for compliance.

THIS MATRIX IS INTENDED FOR USE BY MORTGAGE PROFESSIONALS ONLY AND IS NOT INTENDED TO BE DISTRIBUTED TO THE GENERAL PUBLIC. PROGRAMS, TERMS, RATES AND FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## APPRAISAL POLICY

Appraisal Requirements	Appraisal <b>MUST</b> be from a NewPoint Lending Approved Appraiser Appraisal <b>MUST</b> be in the name of NewPoint Lending, LLC Appraisal <b>MUST</b> be paid for prior to or at the time of inspection in cash or certified funds Appraisal <b>MUST</b> have a minimum of six interior photos Appraisal <b>MUST</b> be completed "AS IS"
Appraisal Review	ALL appraisals are subject to internal review and may be subject to field review. Field Reviews <b>WILL REQUIRE</b> an interior inspection. Please advise the borrower(s) that they will need to provide access to the home for an additional interior inspection. The appraisal field review fee of \$225.00 will be charged to the borrower at closing.
Exceptions	NewPoint Lending may accept an appraisal from an appraiser that is not approved with NewPoint Lending on an exception basis at NewPoint Lending's sole discretion. If appraiser will not re-write into NewPoint Lending's name, must obtain new appraisal. Appraisal accepted on an exception basis from a non-approved appraiser <b>WILL REQUIRE</b> an appraisal field review.

## UNDERWRITING MATRIX

Maximum LTV	75%
Maximum CLTV	Seller carry back allowed up to 100% / Subordinate Financing Allowed to 100%
Minimum Credit Score	300
Maximum Debt Ratio	50%
Escrows	A Homeowner's Insurance Escrow is Required
Income Documentation	Two Months Recent Pay Stubs and Two Consecutive Months Recent Bank Statements Self Employed borrowers must provide evidence of Self-Employment, including a stated income letter which indicates that the mortgagor will sell the home if they are unable to make the mortgage payments to NewPoint. Income must be reasonable for the line of work.
Bankruptcy	No seasoning requirements. Chapter 7 must be discharged/closed prior to closing. Chapter 13 must dismissed, discharged, paid off at closing or corresponding Motion from court granting permission to incur new debt within Chapter 13 plan. If Chapter 13 to remain open, balance and monthly payment must be verified.
Foreclosure	No seasoning requirements. Currently in NOD status, pending foreclosure sale date or in redemption period are acceptable
Tradelines	No seasoning requirements.
Judgments, Liens, Charge Offs and Collection Accounts	Any item affecting title, or any government lien must be paid at or prior to closing. Payoff requirements for other items at Underwriter discretion
Acceptable Property Types	SFR, 2-4 Units, Condominiums, Townhomes, PUDs
Minimum Property Value	\$100,000.00
Minimum / Maximum Loan Amounts	Minimum \$ 75,000 Maximum \$500,000 (case by case exception)
Maximum Cash Out	Cash out is defined as cash in hand to the borrower. Cash paid directly to creditors is not considered cash out. Cash out allowed up to maximum loan to value based on underwriter discretion.