

wjcapital.com

(949) 474-4447 fax (949) 474-7077

#100

100% LTV PRIME 2ND MORTGAGE

| FICO | TIER | DTI | CASH OUT | 75% | 80% | 85% | 90% | 95% | 100% |
|---------|------|-----|----------|--------|--------|--------|--------|------------------------------|--------|
| 710-UP | 1 | 50% | NO LIMIT | 8.30% | 8.45% | 8.65% | 8.95% | 9.40% | 9.90% |
| 660-709 | 2 | 50% | NO LIMIT | 8.50% | 8.65% | 8.85% | 9.15% | 9.60% | 10.10% |
| 640-659 | 3 | 50% | NO LIMIT | 8.80% | 8.95% | 9.15% | 9.45% | 9.90% | 10.40% |
| 620-639 | 4 | 50% | NO LIMIT | 9.25% | 9.40% | 9.60% | 9.90% | MAX LTV 90% FOR TIERS 4-5 | |
| 575-619 | 5 | 50% | NO LIMIT | 10.10% | 10.25% | 10.45% | 10.75% | | |

ADD .40 FOR ONE POINT REBATE (MAX 101)

1 YEAR PREPAYMENT PENALTY

100% LTV STATED INCOME 2nd mortgage

| FICO | TIER | DTI | CASH OUT | 75% | 80% | 85% | 90% | 95% | 100% |
|---------|------|-----|----------|--------|--------|--------|--------|-------------|--------|
| 710-UP | 1 | 50% | \$25,000 | 9.30% | 9.45% | 9.65% | 9.95% | 10.40% | 10.90% |
| 660-709 | 2 | 50% | \$25,000 | 9.75% | 9.90% | 10.10% | 10.40% | 10.85% | 11.35% |
| 640-659 | 3 | 50% | \$25,000 | 10.30% | 10.45% | 10.65% | 10.95% | MAX LTV 90% | |

ADD .40 FOR ONE POINT REBATE (MAX 101)

1 YEAR PREPAYMENT PENALTY

GUIDELINES

| | |
|--------------|--|
| LOAN TERMS | 15/20 YEAR FULL TERM OR 30 DUE IN 15 YEARS |
| CREDIT | MIDDLE OF THREE SCORES |
| STATED INC. | LOWEST MIDDLE SCORE FOR ALL BORROWERS |
| PURCHASE | FULL DOC ONLY |
| BANKRUPTCY | TIERS 1-3: 3 YEARS/ TIERS 4 & 5: 2 YEARS (MUST RE-ESTABLISH) |
| FORECLOSURE | TIERS 1-3: 3 YEARS/ TIERS 4 & 5: 2 YEARS |
| TITLE REQ. | LIMITED OR FLAG POLICY UP TO \$100,000 |
| APPRAISAL | TIERS 1-3: DRIVE-BY TO \$100,000 TIERS 4&5 FULL URAR |
| CONDOS | NEED FULL APPRAISAL ON ALL CONDOMINIUMS |
| MTG. HISTORY | ADD .30 FOR 1X30 LAST 12 MONTHS MAX 3X30 |
| LOAN AMOUNTS | \$150,000 MAX LOAN \$500,000 MAX ENCUMBRANCE, MINIMUM LOAN 30K |
| PROP. TYPES | SFR, CONDO, TOWN HOME, 1-4 UNIT |
| STATED INC. | NEEDS 2 YEARS RESIDENCY & 2 YEARS ON THE JOB |
| SELF EMPL. | 2 YEARS 1040'S & P&L / STATED: BUSINESS LICENSE |
| WAGE EARNER | CURRENT PAY STUB 2 YEARS W2'S / STATED: V.O.E. |
| SECTION 32 | WILL NOT EXCEPT COVERED LOANS 6% OF AMOUNT FINANCED |
| FEES | WJ CAPITAL CHARGES \$595.00 |

1761 East Garry Avenue 2nd Floor, Santa Ana Ca. 92705

Rates are subject to change without notice. For use by professionals only and not intended for distribution to the public