

# WJCAPITAL.COM

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## PROGRAM #400 100% REFINANCE OR PURCHASE

| #400    | CLTV<br>80% | CLTV<br>85% | CLTV<br>90% | CLTV<br>95% | CLTV<br>100% |
|---------|-------------|-------------|-------------|-------------|--------------|
| 680     | 10.40%      | 10.60%      | 10.80%      | 11.05%      | 11.20%       |
| 660-679 | 10.45%      | 10.65%      | 10.90%      | 11.30%      | 11.55%       |
| 640-659 | 11.05%      | 11.40%      | 11.75%      | 12.20%      | 12.55%       |
| 620-639 | 11.75%      | 12.15%      | 12.50%      | 13.00%      | 13.45%       |
| 600-619 | 11.95%      | 12.50%      | 13.10%      | 13.85%      | 14.45%       |
| 580-599 | 12.05%      | 12.75%      | 13.50%      | 14.30%      | 15.05%       |

add .40 for one point rebate max 102

### CREDIT GRADING

The average of 2 scores will be used for the primary wage earner

### CREDIT DEPTH

4 trades one with a \$5,000 limit 24 months seasoned  
3 trade over 12 months no minimum balance

### LOOK BACK

12 month look back for derogatory credit / 24 months for charge-offs and collections

### BANKRUPTCY / FORECLOSURES

Bankruptcy needs 24 months seasoning / Foreclosure needs 36 months seasoning - Max DTI 45%

### Mortgage History

A = 0x30 last 12 months A- 1x30 last 12 months

### Loan Amounts

A= 100% cltv 100k, 95% cltv 150k, 90% cltv 250k

### PREPAYMENT PENALTY

3 year prepay one point buy out (no rebate paid w/no prepay)

### CHARGE-OFFS / COLLECTIONS

A= All Must Be Paid A-=Max \$500.00 unpaid

### LOAN TERMS

15 year fully amortized or 30 due in 15

### DEBT TO INCOME

50% / 45% for prior Bankruptcy

### HIGH COST LOANS

In California: Will not except California covered loans  
Outside California Section 32 Restricted

### WJ FEES

\$595.00 underwriting \$50.00 docs \$15.00 Flood

### Appraisal Requirements

A= Loans 50k and under 2055 drive by appraisal