

Effective October 6, 2025

HELOC		Max CLTV				
PRIMARY	Minimum FICO	<60	>60-65	>65-70	>70-75	>75-80
HELOC RATE SHEET	780 +	8.44%	9.00%	9.16%	9.35%	9.60%
For Reference Only	760 - 779	8.54%	9.04%	9.17%	9.42%	9.67%
Variable ReRate	740 - 759	8.92%	9.17%	9.29%	9.54%	9.73%
5-Year Interest-Only	720 - 739	9.29%	9.42%	9.54%	9.74%	9.92%
WSJ Prime = 7.5%	700 - 719	9.67%	9.74%	10.04%	10.29%	10.48%
Rates shown include Prime+margin	680 - 699	10.67%	10.92%	11.29%	11.54%	
	660 - 679	11.67%	12.17%	12.29%		
	640 - 659	13.42%	13.67%			

FICO/CLTV		Max CLTV		
	Minimum FICO	Owner Occupied	2 nd Home	Investment
FICO/CLTV For Reference Only	760 +	80%	75%	70%
	740 - 759	80%	75%	70%
	720 - 739	80%	70%	70%
	700 - 719	80%	70%	70%
	680 - 699	75%	65%	
	660 - 679	70%	60%	
	640 - 659	65%	60%	

GUIDELINES

Margin Adjustments	<ul style="list-style-type: none"> Purpose – Debt Consolidation 0.25% add-on Purpose – Other 0.75% add-on DTI > 35% 0.375% add-on Occupancy – Second Home 0.50% add-on Occupancy – Investment Property 1.00% add-on
Terms	<ul style="list-style-type: none"> 5 Year Draw I/O plus 25-year repayment Tennessee Exception: 5 year I/O plus 10-year repayment
Debt to Income (DTI)	<ul style="list-style-type: none"> Primary and Second Home - Max 50% DTI (640-679Max DTI 45%)
Income Verification	<ul style="list-style-type: none"> Plaid (Personal Bank Statements Only), Tax Return, or The Work Number (W-2 only) * If The Work Number or Plaid are unsuccessful, we provide the ability to upload income documentation.
Loan Amount	<ul style="list-style-type: none"> \$25,000 to \$750,000 Minimum 75% draw at close



GUIDELINES (cont'd)

Occupancy	<ul style="list-style-type: none"> Primary Residence (Owner-Occupied) Second Homes Investment Properties (limited to 15 financed properties) 1-4 units
Non-occupant Co-borrowers	<ul style="list-style-type: none"> Non-occupant Co-borrowers are allowed <ul style="list-style-type: none"> ❖ Borrower #1 must be an owner ❖ The credit score from the highest income earner will be utilized
Ownership	<ul style="list-style-type: none"> Revocable Trusts are accepted / LLC's are not supported
Valuation and Appraisal Requirements	<ul style="list-style-type: none"> AVM used on all loans from \$25k to \$500k Full 1004 appraisals required on loan amounts > \$500,000 Minimum property value is \$100,000
Hazard Insurance	<ul style="list-style-type: none"> Not required on second liens.
PropertyReport/ ALTA	<ul style="list-style-type: none"> 2nd Lien HELOC (1st or 2nd lien) \$25,000 to \$350,000 require legal and vesting report only. 1st Lien HELOCs require a full ALTA policy when loan amount is over \$350,000.
Eligible Property Types	<ul style="list-style-type: none"> SFR, 2-4 units, PUDs, Condos Fee Simple or Inter Vivos Revocable Trust eligible as Title Holder; LLC ineligible as Title Holder.
Ineligible Property Types	<ul style="list-style-type: none"> Manufactured Housing, Coops, Condotels, Log Homes, Mixed Use, as well as properties zoned as Agricultural. Properties currently listed for sale or listed within the last 60 days

GUIDELINES FOR MANUAL DOCUMENT REVIEW

Income Documents	<ul style="list-style-type: none"> Accepted Forms: <ul style="list-style-type: none"> Two full years of the most recent personal tax returns (and business returns if applicable) Paystubs covering the most recent month (latest two paystubs if paid bi-monthly) Most recent W2 (if employment is new and paystubs are not yet available, a signed offer letter or contract may be accepted) Other income types may be documented via: VA award letters, Social Security statements, pension/brokerage distributions, rental income (leases/tax returns), 1099-R, divorce decree/court order for child support/alimony, etc. Quantity: <ul style="list-style-type: none"> Tax Returns: Two full years, full returns required Paystubs: One month (typically 2 consecutive stubs if paid bi-weekly) Bank Statements: May be requested up to 12 months, depending on the file; must be sufficient to verify income or assets Borrowers Covered: Required for all borrowers whose income is being used to qualify. Co-borrowers whose credit is being evaluated must also provide relevant documents. Format: Documents must be uploaded clearly and legibly, preferably in PDF.
Title Documents	<ul style="list-style-type: none"> For manual verification, both Title and Deed are required. Title confirms ownership; the recorded deed of trust verifies county records. Trusts: If the property is owned by a trust, a copy of the trust certification or full trust agreement is required, certified by the grantor/trustor/settlor or attorney
Borrower Identification	<ul style="list-style-type: none"> For borrowers not verified via automated channels (including ITIN borrowers), valid, unexpired photo ID is required per the U.S. Patriot Act. Acceptable forms include: <ul style="list-style-type: none"> U.S. driver's license State-issued photo ID U.S. passport Certificate of citizenship/naturalization Permanent resident card (green card)
In-Person Notary Required	<ul style="list-style-type: none"> For the following states, Remote Online Notarization (RON) is not authorized and will require an in-person notary: <ul style="list-style-type: none"> Georgia Massachusetts South Carolina Maryland Texas



HELOC OVERVIEW

Product Description	<p>The NFTY HELOC is a standalone product. It requires a minimum 75% draw at closing and has no prepayment penalties:</p> <ul style="list-style-type: none"> • Available in all 50 states and DC. <ul style="list-style-type: none"> ✓ Broker must be licensed in the subject property state. • Minimum Loan Amount \$25,000* • Maximum loan amount \$750,000 (2nd lien), \$750,000 (1st lien) • Maximum 80% CLTV • Minimum 640 FICO • Maximum 50% DTI (640-679 Max DTI 45%) • Debt consolidation is permitted to reduce DTI • 5 Year I/O draw period + 25 Year Amortization* • 1-4 Unit properties eligible (SFR, Condo or PUD) <p><i>*state exceptions apply. Refer to section titled State Specific Information.</i></p>
----------------------------	--

	OWNER OCCUPIED	2ND HOME	INVESTMENT PROPERTY
Minimum FICO	Maximum CLTV	Maximum CLTV	Maximum CLTV
760+	80%	75%	70%
740-759	80%	75%	70%
720-739	80%	70%	70%
700-717	80%	70%	70%
680-699	75%	65%	
660-679	70%	60%	
640-659	65%	60%	

ELIGIBILITY CRITERIA

General Application Requirements	<ul style="list-style-type: none"> • Co-borrowers are permitted. • Changes are allowed after the loan application is completed in certain instances via contacting Broker Support.
Eligible States	<ul style="list-style-type: none"> • Eligible in all states. • Brokers must be licensed in the state where the subject property is located. • Refer to the State Specific Information section for state specific details.
Eligible Borrowers	<ul style="list-style-type: none"> • US Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens (with established U.S. credit) <ul style="list-style-type: none"> ❖ Individuals classified under Diplomatic Immunity, Temporary Protected Status, Deferred Enforced Departure or Humanitarian Parole are not eligible.



ELIGIBILITY CRITERIA (continued)

Credit	<ul style="list-style-type: none"> Experian FICO 8 is utilized Minimum 640 FICO Eligibility is determined by the primary wage earner's Experian FICO 8 score. Credit report may not be more than 90 days old at the time of closing.
Late Payments, Collections & Derogatory Events	<ul style="list-style-type: none"> Mortgage/rent history requires 0 X 30 in past 6 months and maximum 1 X 30 in last 12 months. Past-due consumer debt can be no more than 90 days past due at closing. Debts > 90 days must be paid off prior to or at closing. Bankruptcies (7, 11, 13) must be four (4) years from discharge or four (4) years from dismissal. Foreclosures/ Deed-in-lieu/ Short sale: Charge-off of a Mortgage Account, Deed-in-Lieu, Pre-Foreclosure Sale or Short sale, and Short payoff of any Mortgage (even if other than the subject property) will not be approved or considered Judgments and tax liens must be paid off prior to or at closing. Collections may remain open as follows: <ul style="list-style-type: none"> < 24 months old with a maximum balance of \$2,000. 24 months old with a maximum balance of \$2,500 per occurrence. Charge-offs and collections that exceed the above balances must be paid in full prior to or at closing. Medical collections may remain open regardless of balance.
Loan Amount	<ul style="list-style-type: none"> 2nd Lien HELOC is \$25,000 to \$750,000* 1st Lien HELOC is \$25,000 to \$750,000 Minimum 75% draw at close <p><i>*state exceptions apply. Refer to section titled State Specific Information</i></p>
Income	<ul style="list-style-type: none"> Max 50% DTI (640-679 Max DTI 45%) Wage earner, self-employed, fixed income, other income eligible. Borrowers may validate income using one of the following options: <ul style="list-style-type: none"> ❖ Plaid or The Work Number ❖ If those or not successful, upload income documentation from the following: <ul style="list-style-type: none"> ✓ Wage Earner Borrowers: <ul style="list-style-type: none"> Link your payroll system (automatically brings W-2 and Paystub information, OR Link or upload most recent W-2s and Paystub. ✓ Self-employed Borrowers (Sole Proprietor, C/S Corporations, Partnerships) <ul style="list-style-type: none"> Link bank account information AND Upload prior two year's tax returns.
Occupancy	<ul style="list-style-type: none"> Primary residence (owner-occupied) Second homes Investment properties (limited to 15 financed properties)
Eligible Property Types	<ul style="list-style-type: none"> SFR, 2-4 units, PUDs, Condos Fee Simple or Inter Vivos Revocable Trust eligible as Title Holder; LLC ineligible as Title Holder.
Ineligible Property Types	<ul style="list-style-type: none"> Manufactured Housing, Coops, Condotels, Log Homes, Mixed Use, as well as properties zoned as Rural or Agricultural. Properties currently listed for sale or listed within the last 60 days



ELIGIBILITY CRITERIA (continued)

Appraisal Requirements	<ul style="list-style-type: none"> • AVM used on all loans from \$25k to \$500k* • Full 1004 appraisals required on loan amounts > \$500,000* • Minimum property value is \$100,000
Draw Terms and Structure	<ul style="list-style-type: none"> • Minimum 75% initial draw disbursed at closing. • 5-year interest-only draw period; 25-year repayment period. • NOTE: Tennessee Exception: 5-year interest-only; 10-year repayment period. • Interest rate is indexed to Wall Street Journal Prime Rate plus the Margin.
Lien Position	<ul style="list-style-type: none"> • The HELOC can be in a first or second lien position.
Rate	<ul style="list-style-type: none"> • Rates are published each Monday in the Portal. • The rate is based on Prime plus variable Margin.
Prepayment Penalty	<ul style="list-style-type: none"> • No prepayment penalty applies.
State Specific Information	<ul style="list-style-type: none"> • NY, RI, DC, IL, MA, UT, NM, DE, HI, OH <ul style="list-style-type: none"> ❖ CLTV cap dependent on credit score. • Tennessee <ul style="list-style-type: none"> ❖ CLTV cap dependent on credit score. ❖ Draw Terms and Structure: 5-year interest-only; 10-year repayment period. • Texas <ul style="list-style-type: none"> ❖ Loans greater than 70.01% CLTV are not eligible for an AVM and require a BPO. ❖ There is a required a minimum 12 day “cooling off” period between signing the initial disclosures to the closing date - Primary only ❖ 2.00% max origination fee to the consumer. ❖ If the borrower pulled out cash via a 50(a)(6) then we cannot do a loan as borrowers / owners can only have one 50(a)(6) at a time. ❖ The property MUST be less than 10 acres. ❖ Primary residences must be a Homestead. ❖ The borrower cannot have had a home equity loan in the last 12 months. • Maine, Rhode Island, Vermont <ul style="list-style-type: none"> ❖ No origination fees permissible.
Title Requirement	<ul style="list-style-type: none"> • HELOCs (1st or 2nd lien) \$25,000-\$350,000 require legal and vesting report only. • 1st lien HELOCs require a full ALTA policy when loan amount is over \$350,000.
Vesting	<ul style="list-style-type: none"> • Fee Simple • Leasehold in individual name • Inter Vivos Revocable Trust • All individuals who hold title to the subject property are required to sign the Security Instrument but are not required to sign the mortgage application or Note unless their income is used for qualifying purposes. • Ineligible vesting types: LLC or other entities prohibited



RATE CAP RESTRICTIONS

October 1, 2025

State	Index	Adjustment	Max Rate	Max Margin
DC	30YrTreasury	7.00%	11.66%	4.41%
Hawaii	Fed Funds Rate	5.00%	10.75%	3.75%
Illinois*	30YrTreasury	8.00%	12.66%	5.41%
Massachusetts	30YrTreasury	9.00%	13.66%	6.41%
Minnesota	APOR	4.00%	10.63%	3.38%
New Mexico	30YrTreasury	9.00%	13.66%	6.41%
New York	30YrTreasury	8.99%	13.65%	6.41%
Ohio	Fed Funds Rate	8.00%	12.25%	5.00%
Rhode Island	30YrTreasury	9.00%	13.66%	6.41%
Utah	30YrTreasury	10.00%	14.66%	7.41%

*Cook County only.



This is a business-to-business communication provided for use by mortgage professionals and related business professionals only and is not intended for distribution to consumers or other third parties. It is not an advertisement; as such term is defined in Section 1026.24 of Regulation Z. NFTYDoor is a division of Homebridge Financial Services, Inc., 99 Wood Ave. South, Suite 301, Iselin, NJ 08830. Homebridge Corporate NMLS #6521