### Adjustable Rate Home Equity Line of Credit
- Purchase (or) Refinance Piggyback and Standalone Transactions
- Max 2% borrower paid compensation available, not to exceed compensation agreement on file. Paid on the initial draw
- Licensed in all states EXCEPT: AK, HI, ID, MA, MO, ND, NY, SD, WV, WY

### Only 4 Items Needed for Initial Underwriting
1. Income Documents
2. Homeowner’s Insurance
3. First Mortgage Statement
4. Photo ID

<table>
<thead>
<tr>
<th>Prime Rate: 6.25 + Margin = Start Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FICO / CLTV</strong></td>
</tr>
<tr>
<td>780+</td>
</tr>
<tr>
<td>760-779</td>
</tr>
<tr>
<td>720-739</td>
</tr>
<tr>
<td>680-699</td>
</tr>
</tbody>
</table>

### Rate Adjustment (to Margin) & Fees
- **Occupancy**
  - Second Home | 0.75
- **Property State**
  - TN | HELOC not available
  - WA | HELOC not available
  - NJ | 0.25
  - VA | 0.25
- **Lien Position**
  - 1st Lien HELOC | - 0.25

### SEQ Admin Fee
- $399

### Annual Renewal Fee
- $99

### Purpose
- Piggyback Transactions | - 0.25

### Initial Draw Amount
- Draw Amount < $100,000 | 0.50
- Draw Amount > $200,000 | - 0.25

### Product Terms
- 30-Year Variable Rate (Index plus Margin)
- 10-Year Initial Interest Only Draw Period with a 20-Year fully amortizing repayment period

### Lifetime Rate Cap / Floor
- Lifetime Cap = 18% unless prohibited by law
- Lifetime Floor = Lower of Initial Interest Rate or 4%

### Debt to Income
- Maximum 45% DTI
- 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify

### Line Amount / Initial Draw
- Minimum Draw: $50,000
- Minimum Line Amount: $50,000
- Maximum Line Amount: $500,000
- Max Total Financing is limited to $3,000,000 (Total of 1st and 2nd combined) for Primary Residences, $2,000,000 otherwise

### Occupancy
- Owner-Occupied and Second Homes Only
- Max 80% CLTV on Second Homes (90% CLTV on Fixed)
- Investment Properties not permitted (See Fixed Rates)

### Appraisal Requirements
- A Prior-Use Appraisal is acceptable subject to validation by a Collateral Desktop Analysis
- An appraisal product has not been completed by Spring EQ within the past 120 days.

**Credit Union Membership may be required at no additional cost to the customer.**

### Contact Information
- Main Telephone Number: 888-605-2588
- Paul Saurbier (SVP of Wholesale): 630-247-8469
- Shawn O'Brien (RVP of Sales): 630-800-9435
- Broker Approvals: brokerapprovals@springeq.com
- Lock Desk: wholesalelockdesk@springeq.com
- Servicing: servicing@springeq.com
- Website: www.wholesale.springeq.com

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**Spring EQ LLC | NMLS ID #1464945 | T: 1-888-605-2588 | 100 W Matsonford Rd Bldg 5 STE 100 Radnor, PA 19087**
Wholesale Home Equity Rate Sheets
HELOAN Fixed Rate Fully Amortizing Product

- Fixed Rate fully amortizing loan upto 30-Year Term
- Purchase (or) Refinance Piggyback and Standalone Transactions
- Up to 2% in Lender Paid or Borrower Paid Compensation

Licensed in all states EXCEPT: AK, HI, ID, MA, MO, ND, NY, SD, WV, WY

### Wholesale Second Lien Rate Sheet

#### 25-30 Year Fixed Rate

<table>
<thead>
<tr>
<th>FICO / CLTV</th>
<th>&lt;= 60</th>
<th>&gt; 60 - 65</th>
<th>&gt; 65 - 70</th>
<th>&gt;70-75</th>
<th>&gt;75 - 80</th>
<th>&gt;80 - 85</th>
<th>&gt;85 - 90</th>
<th>&gt; 90 - 95</th>
</tr>
</thead>
<tbody>
<tr>
<td>620-639</td>
<td>11.899</td>
<td>12.099</td>
<td>12.299</td>
<td>12.299</td>
<td></td>
<td></td>
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</table>

#### 5-20 Year Fixed Rate

<table>
<thead>
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<th>FICO / CLTV</th>
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<th>&gt; 65 - 70</th>
<th>&gt;70-75</th>
<th>&gt;75 - 80</th>
<th>&gt;80 - 85</th>
<th>&gt;85 - 90</th>
<th>&gt; 90 - 95</th>
</tr>
</thead>
<tbody>
<tr>
<td>740-759</td>
<td>7.574</td>
<td>7.674</td>
<td>7.674</td>
<td>7.674</td>
<td>7.724</td>
<td>8.149</td>
<td>8.449</td>
<td>11.899</td>
</tr>
<tr>
<td>700-719</td>
<td>7.724</td>
<td>7.724</td>
<td>7.924</td>
<td>7.924</td>
<td>8.124</td>
<td>8.249</td>
<td>8.549</td>
<td>11.999</td>
</tr>
<tr>
<td>620-639</td>
<td>11.899</td>
<td>12.099</td>
<td>12.299</td>
<td>12.299</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Rate Adjustment (to Rate) & Fees

- **Occupancy**
  - Second Home | 0.70
  - Investment Property | 1.25

- **Property State**
  - TN | Max 15 Year Amortization Allowed
  - TX | 0.30
  - VA | 0.25
  - NJ | 0.25

- **Property Type**
  - Condo | 0.50
  - 2 Unit | 0.50

- **Debt to Income**
  - 43-45% | 0.75
  - 46-50% | 1.25

- **Add to Rate Premium (for LPC*)**
  - $25,000-$29,999 | 0.25
  - $30,000-$59,999 | 0.20
  - $60,000-$199,999 | 0
  - $200,000+ | -0.25

- **Extensions & Re-Lock Costs**
  - First 7 Days | Free
  - 7 Days | 0.05
  - 15 Days | 0.10
  - 21 Days | 0.15
  - 30 Days | 0.20
  - Re-Lock | 0.05 Re-Lock Fee

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