

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis
- Compensation: Max 2.5% Borrower Paid Comp (BPC) Available, and is Paid on the Initial Draw
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, TN, TX, WV, WY
- **1st Lien** Refi Available in all states **except:** AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TX, WV, WY

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

3 Yr Draw Spring EQ HELOC								
Prime Rate: 8.50 + Margin = Start Rate								
FICO / CLTV	HCLTV: MARGIN (Above Prime)							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 -95
780+	0.875	1.250	1.375	1.625	2.000	2.750	3.500	6.125
760-779	1.375	1.500	1.625	1.875	2.375	3.125	3.500	6.125
740-759	1.375	1.750	1.875	2.000	2.625	3.375	4.250	6.625
720-739	2.000	2.000	2.125	2.250	3.000	3.750	4.500	6.875
700-719	2.500	2.500	3.000	3.125	3.750	4.250	5.000	7.125
680-699	3.000	3.250	3.250	3.500	4.000	4.875	5.875	
660-679	4.000	4.500	4.750	5.000	5.500			

45 Day Lock Term

**Rate Adjustment (to Margin)**

- |   |   |
|---|---|
| <p><b>Occupancy</b></p> <ul style="list-style-type: none"> <li>• Second Home   0.75</li> </ul>                  | <p><b>SEQ Admin Fee</b></p> <ul style="list-style-type: none"> <li>• \$499</li> </ul>                                   |
| <p><b>Property State</b></p> <ul style="list-style-type: none"> <li>• NJ   0.25</li> <li>• VA   0.25</li> </ul> | <p><b>Annual Renewal Fee</b></p> <ul style="list-style-type: none"> <li>• \$99</li> </ul>                               |
| <p><b>Lien Position</b></p> <ul style="list-style-type: none"> <li>• 1st Lien HELOC   - 0.25</li> </ul>         | <p><b>Purpose</b></p> <ul style="list-style-type: none"> <li>• Piggyback Transactions   -0.25</li> </ul>                |
| <p><b>Debt to Income</b></p> <ul style="list-style-type: none"> <li>• 45-50%*   0.50</li> </ul>                 | <p><b>Initial Draw Amount</b></p> <ul style="list-style-type: none"> <li>• Draw Amount &lt; \$100,000   0.50</li> </ul> |

(Refer to the lending matrices for add. Requirements)

Extension Costs (as a Fee Calculated on the Initial Draw)**
• 7 Days   0.28
• 14 Days   0.56
• 21 Days   0.84
• 30 Days   1.20

\*\*An extension fee of 4 basis points per day will be charged except where limited, or prohibited by federal and state law, in which case a different fee may apply.

**Contact Us**

- **Main Telephone Number: 888-605-2588**
- Help Desk / Loan Registration Assistance (BXG): **Option 1**
- Broker Experience Group (BXG): [BXG@springeq.com](mailto:BXG@springeq.com)
- Broker Approvals: [brokerapprovals@springeq.com](mailto:brokerapprovals@springeq.com)
- Lock Desk: [wholesalelockdesk@springeq.com](mailto:wholesalelockdesk@springeq.com)
- Servicing: [servicing@springeq.com](mailto:servicing@springeq.com)
- Website: [www.wholesale.springeq.com](http://www.wholesale.springeq.com)

Margin Buydown*	
Margin Buydown	Price Adjustment
-0.125	0.375
-0.250	0.750
-0.500	1.500
-0.625	1.875
-0.750	2.250
-0.875	2.625
-1.000	3.000

\* Buydown **NOT** available in CO, DC, MD, MI, MN, MS, NC, PA, TX, VT, VA, WA  
 \*\*\*Credit Union Membership may be required at no additional cost to the consumer.

**Product Terms**

- 30-Year Variable Rate (Index plus a Margin)
- 3-Year Initial Draw Period with 10-year Interest Only Payments and a 20-Year fully amortizing repayment period

**Lifetime Rate Cap / Floor**

- Lifetime Cap = 18% unless prohibited by law
- Lifetime Floor = 4.00%

**Debt to Income**

- Maximum 50% DTI
- 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify

**Line Amount / Initial Draw**

- Minimum Initial Draw at Close: \$50,000
- Minimum Line Amount: \$50,000
- Maximum Line Amount: \$500,000
- Max Total Financing (Total of 1st and 2nd lien combined):  
 Owner Occupied- \$3,000,000  
 Second Homes- \$2,000,000
- Additional draws are prohibited during the first 90 days following the closing date

**Occupancy**

- Owner-Occupied and Second Homes Only
- Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV)
- Investment Properties not permitted (See HELOAN matrices)

**Appraisal Requirements**

- Line Amounts < \$250,000 any of the following options are permitted:
    - AVM with exterior property inspection
    - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
    - Drive By Appraisal
    - Full Interior Appraisal (1004/1025/1073)\*
  - Line Amounts >= \$250,000 any of the following options are permitted:
    - Full Interior Appraisal (1004/1025/1073)\*
    - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
- \* Full Interior Appraisals will be ordered by Spring EQ

**Housing History**

- 0x30x6 inclusive of all mortgages and all REO for all borrowers on the transaction (No Late Payments in the last 6 months)
- Max 1x30x12 inclusive of all mortgages and all REO for all borrowers on the transaction (Max of 1 - 30 Day late payments in the past 12 months)

**Refer to the Lending Matrices and Spring EQ Guidelines for additional information and requirements**



- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis
- Compensation: Max 2.5% Borrower Paid Comp (BPC) Available and is Paid on the Initial Draw
- **2nd Lien** Available in all states **except:** AK, HI, ID, ND, NY, SD, TN, TX, WV, WY
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**Only 4 Items Needed for Initial Underwriting**

1. Income Documents
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3 Yr Draw Spring EQ HELOC Plus +					
Prime Rate: 8.50 + Margin = Start Rate					
FICO / CLTV	HCLTV: MARGIN (Above Prime)				
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80
780+	0.750	1.125	1.250	1.500	1.875
760-779	1.250	1.375	1.500	1.750	2.250
740-759	1.250	1.625	1.750	1.875	2.500

**45 Day Lock Term**

**Rate Adjustment (to Margin)**

**Occupancy**

- Second Home | 0.75

**SEQ Admin Fee**

- \$499

**Property State**

- CA | 0.40
- NJ | 0.25
- VA | 0.25

**Annual Renewal Fee**

- \$99

**Purpose**

- Piggyback Transactions | -0.25

**Lien Position**

- 1st Lien HELOC | -0.25

**Initial Draw Amount**

- Draw Amount < \$100,000 | 0.50

**Extension Costs (as a Fee Calculated on the Initial Draw)\***

- 7 Days | 0.28
- 14 Days | 0.56
- 21 Days | 0.84
- 30 Days | 1.20

\*An extension fee of 4 basis points per day will be charged except where limited, or prohibited by federal and state law, in which case a different fee may apply.

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

**Product Terms**

- 30-Year Variable Rate (Index plus a Margin)
- 3-Year Initial Draw Period with 10-year Interest Only Payments and a 20-Year fully amortizing repayment period

**Lifetime Rate Cap / Floor**

- Lifetime Cap = 18% unless prohibited by law
- Lifetime Floor = 4.00%

**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 Initial Draw at Close: \$50,000
- Minimum Line Amount: \$50,000
- Maximum Line Amount: \$500,000
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$3,000,000  
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**Occupancy**

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\* Full Interior Appraisals will be ordered by Spring EQ

**Housing History**

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)

**HELOC Plus + Product Parameters**

- Ineligible senior liens include but are not limited to Interest Only Mortgages (Refer to the lending matrices for additional ineligible senior liens)
- First lien must not have been assumed

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- Adjustable Rate, Home Equity Line-of-Credit
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**Only 4 Items Needed for Initial Underwriting**

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10 Yr Draw Spring EQ HELOC								
Prime Rate: 8.50 + Margin = Start Rate								
FICO / CLTV	HCLTV: MARGIN (Above Prime)							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 -95
780+	1.375	1.750	2.125	2.375	2.750	3.125	3.625	6.125
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**45 Day Lock Term**

**Rate Adjustment (to Margin)**

**Occupancy**

- Second Home | 0.75

**SEQ Admin Fee**

- \$499

**Property State**

- NJ | 0.25
- VA | 0.25

**Annual Renewal Fee**

- \$99

**Lien Position**

- 1st Lien HELOC | - 0.25

**Purpose**

- Piggyback Transactions | -0.25

**Debt to Income**

- 45-50%\* | 0.50

**Initial Draw Amount**

- Draw Amount < \$100,000 | 0.50

(Refer to the lending matrices for add. Requirements)

**Extension Costs (as a Fee Calculated on the Initial Draw)\*\***

- 7 Days | 0.28
- 14 Days | 0.56
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Margin Buydown	Price Adjustment
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760-779	1.375	1.875	2.125	2.250	2.500
740-759	1.375	2.000	2.125	2.375	2.625

**45 Day Lock Term**

**Rate Adjustment (to Margin)**

**Occupancy**

- Second Home | 0.75

**SEQ Admin Fee**

- \$499

**Property State**

- CA | 0.40
- NJ | 0.25
- VA | 0.25

**Annual Renewal Fee**

- \$99

**Purpose**

- Piggyback Transactions | -0.25

**Lien Position**

- 1st Lien HELOC | -0.25

**Initial Draw Amount**

- Draw Amount < \$100,000 | 0.50

**Extension Costs (as a Fee Calculated on the Initial Draw)\***

- 7 Days | 0.28
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- 30 Days | 1.20

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  - Full Interior Appraisal (1004/1025/1073)\*
- Line Amounts >= \$250,000 any of the following options are permitted:
  - Full Interior Appraisal (1004/1025/1073)\*
  - Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)

\* Full Interior Appraisals will be ordered by Spring EQ

**Housing History**

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)

**HELOC Plus + Product Parameters**

- Ineligible senior liens include but are not limited to Interest Only Mortgages (Refer to the lending matrices for additional ineligible senior liens)
- First lien must not have been assumed

**Refer to the Lending Matrices and Spring EQ Guidelines for additional information and requirements**

- Fixed Rate, Fully Amortizing Loan Up to a 30-Year Term
- Purchase (or) Refinance Piggyback and Standalone 2nd Lien Transactions
- Compensation: Up to 2% in Lender Paid\* (LPC - per contract) OR 2.5% in Borrower Paid (BPC) is Available
- **2nd Lien** Available in all states **except:** AK, HI, ID, 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

Spring EQ HELOAN								
Second Lien Fixed Rates								
FICO / CLTV	25-30 Year Fixed Rate							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95
780+	9.250	9.250	9.375	9.875	10.250	11.250	12.000	13.875
760-779	9.250	9.250	9.375	9.875	10.500	11.250	12.125	13.875
740-759	9.750	9.750	10.000	10.250	10.625	11.500	12.500	14.125
720-739	10.000	10.125	10.250	10.375	10.750	12.125	12.875	14.375
700-719	10.125	10.375	10.625	10.875	11.375	12.250	13.125	14.625
680-699	10.875	10.875	11.125	11.375	11.625	12.500	14.375	
660-679	11.375	11.625	11.875	12.125	14.250			
640-659	12.875	13.375	13.875					
FICO / CLTV	5-20 Year Fixed Rate							
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95
780+	8.625	8.625	8.750	9.250	9.625	10.750	11.750	13.625
760-779	8.625	8.625	8.750	9.250	9.625	10.750	11.750	13.625
740-759	9.125	9.125	9.375	9.625	10.125	11.375	12.125	13.875
720-739	9.375	9.375	9.750	10.000	10.500	11.625	12.500	14.125
700-719	9.875	9.875	10.250	10.625	10.875	11.750	12.750	14.375
680-699	10.375	10.375	10.625	10.875	11.125	12.000	14.000	
660-679	10.875	11.125	11.375	11.625	13.750			
640-659	12.375	12.875	13.375					

**Rate Adjustment (to Rate)**

**Occupancy**

- Second Home | 0.70
- Investment Property | 1.25

**Property State**

- NJ | 0.25
- TX | 0.30
- VA | 0.25
- TN | Max 15 Year Amortization Allowed
- CA | 0.125

**Property Type**

- Condo | 0.50
- 2 Unit | 0.50

**Debt to Income**

- 43-45% | 0.25
  - 45-50%\* | 0.75
- (Refer to the lending matrices for additional requirements)

**Flood Zone**

- In Flood Zone | 0.50

**Loan Amount**

- \$25,000-\$29,999 | 0.25
- \$30,000-\$59,999 | 0.20
- \$60,000-\$199,999 | 0
- \$200,000+ | -0.25

**30 & 45 Day Locks Reflected**

- 60 Day | 0.50

**\$799 Admin Fee\*\***

- Texas: \$395 <\$70,000; \$695 >=\$70,000

\*subject to state specific regulations

**Extensions Costs\*\*\***

- 7 Days | 0.28
- 14 Days | 0.56
- 21 Days | 0.84
- 30 Days | 1.20

\*\*\*An extension fee of 4 basis points per day will be charged except where limited, or prohibited by federal and state law, in which case a different fee may apply.

**\*Lender Paid Compensation**

Add to Rate	Compensation
0.800	2.000
0.700	1.750
0.600	1.500
0.500	1.250
0.400	1.000
0.300	0.750
0.200	0.500
0.100	0.250

**HELOAN Product Parameters**

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)
- Investment Properties- 6 months ownership is required
- Max Total Financing (Total of 1st and 2nd lien combined):
  - Owner Occupied- \$3,000,000
  - Second Homes- \$2,000,000
  - Investment Properties- \$2,000,000
- Full appraisal required on all Non-QM loans

Refer to the Lending Matrices and Spring EQ Guidelines for additional information and requirements

- Fixed Rate, Fully Amortizing Loan Up to a 30-Year Term
- Purchase (or) Refinance Piggyback and Standalone 2nd Lien Transactions
- Compensation: Up to 2% in Lender Paid\* (LPC - per contract) OR 2.5% in Borrower Paid (BPC) is Available
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**Only 4 Items Needed for Initial Underwriting**

1. Income Documents
2. Homeowner's Insurance
3. First Mortgage Statement
4. Photo ID

Spring EQ HELOAN Plus +					
Second Lien Fixed Rates					
FICO / CLTV	25-30 Year Fixed Rate				
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80
780+	9.125	9.125	9.250	9.750	10.125
760-779	9.125	9.125	9.250	9.750	10.375
740-759	9.625	9.625	9.875	10.125	10.500
FICO / CLTV	5-20 Year Fixed Rate				
	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80
780+	8.500	8.500	8.625	9.125	9.500
760-779	8.500	8.500	8.625	9.125	9.500
740-759	9.000	9.000	9.250	9.500	10.000

**Rate Adjustment (to Rate)**

**Property State**

- NJ | 0.25
- TX | 0.30
- VA | 0.25
- TN | Max 15 Year Amortization Allowed
- CA | 0.125

**Property Type**

- Condo | 0.50
- 2 Unit | 0.50

**Debt to Income**

- Maximum DTI 43%

**30 & 45 Day Locks Reflected**

- 60 Day | 0.50

**\$799 Admin Fee\***

- Texas: \$395 <\$70,000; \$695 >=\$70,000
- \*subject to state specific regulations

**Extensions Costs\*\***

- 7 Days | 0.28
- 14 Days | 0.56
- 21 Days | 0.84
- 30 Days | 1.20

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**\*Lender Paid Compensation**

Add to Rate	Compensation
0.800	2.000
0.700	1.750
0.600	1.500
0.500	1.250
0.400	1.000
0.300	0.750
0.200	0.500
0.100	0.250

**HELOAN Plus + Product Parameters**

- Max 0x30x24 inclusive of all mortgages and all REO for all borrowers on the transaction (No late payments in the past 24 months)
- Ineligible senior liens include but are not limited to Interest Only Mortgages (Refer to the lending matrices for additional ineligible senior liens)
- First lien must not have been assumed
- Max Total Financing (Total of 1st and 2nd lien combined):  
Owner Occupied- \$2,000,000
- Full appraisal required on all Non-QM loans

Refer to the Lending Matrices and Spring EQ Guidelines for additional information and requirements