Wholesale Home Equity Rate Sheets Home Equity Line-of-Credit (HELOC) Adjustable Product-3 Yr Draw

01.31.2024 (Page 1 of 6)

- Adjustable Rate, Home Equity Line-of-Credit
- Purchase (or) Refinance Piggyback, Standalone 2nds, & 1st Lien Refis

Rate Adjustment (to Margin)

- Compensation Max 2.5% Borrower Paid Comp (BPC) Available, and is Paid on the Initial Draw
 2nd Lien Available in all states except: AK, AR, DC, HI, ID, NV, SD, TN, WV, WY, TX (See 10 yr draw: TX is allowed)
 1st Lien Refi Available in all states except: AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, TX, WV, WY
- Only 4 Items Needed for Initial Underwriting Only 4 Items Needed
 I. Income Documents
 Homeowner's Insurance
 First Mortgage Statement
 Photo ID

Product Terms

	3 Yr Draw Spring EQ HELOC								
	Prime Rate: 8.50 + Margin = Start Rate								
FICO /			HCLTV	: MARGIN ((Above Prin	ne)			
CLTV	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 -95	
780+	1.000	1.375	1.500	1.750	2.125	2.875	3.500	3.875	
760-779	1.375	1.625	1.750	2.000	2.500	3.125	3.500	3.875	
740-759	1.500	1.875	2.000	2.125	2.750	3.375	3.750	4.000	
720-739	2.000	2.125	2.250	2.375	3.125	3.625	3.875		
700-719	2.375	2.625	2.875	3.125	3.625	4.000	4.375		
680-699	2.875	3.125	3.375	3.625	4.000	4.625	5.000		
660-679	3.375	3.500	3.750	4.125	4.500				
			45 D	av Lock Te	rm				

Occupancy Second Home 0.75	• \$499	 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
Property State NJ 0.25 • VA 0.25	• \$99	Lifetime Rate Cap / Floor • Lifetime Cap = 18% unless prohibited by law • Lifetime Floor = 4.00%
Lien Position 1st Lien HELOC - 0.25	Piggyback Transactions -0.25	- I I I I I I I I I I I I I I I I I I I
Debt to Income 45-50%* 0.50	Initial Draw Amount Traw Amount < \$100,000 0.50	Debt to Income Maximum 50% DTI 30-Year, fully amortized payment based on start rate + 2% and the total credit limit used to qualify
Property Type 2-4 Units 0.25		
efer to the lending matrices for add	I. Requirements) ts (as a Fee Calculated on the Initial Draw)**	Line Amount / Initial Draw
7 Days 0.28	is (as a rec calculated on the initial braw)	Minimum Initial Draw at Close: \$50,000
14 Days 0.56		Minimum Line Amount: \$50,000
21 Days 0.84		Maximum Line Amount: \$500,000
30 Days 1.20		 Max Total Financing (Total of 1st and 2nd lien combined): Owner Occupied- \$3,000,000
An extension fee of 4 basis points p federal and state law, in which case	per day will be charged except where limited, or prohibited e a different fee may apply.	Second Homes- \$2,000,000 Additional draws are prohibited during the first 90 days following the closin date
	Contact Us	Occupancy
Main Telephone Number: 888- Help Desk / Loan Registration Assi	istance (BXG): Option 1	Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV)
Broker Experience Group (BXG):	BXG@springeq.com	
Broker Approvals:	brokerapprovals@springeq.com	Appraisal Requirements
Lock Desk:	wholesalelockdesk@springeq.com	 Line Amounts < \$250,000 any of the following options are permitted: AVM with exterior property inspection
Servicing:	servicing@springeq.com	- Prior Use Appraisal completed within 12 months of settlement date
Website:	www.wholesale.springeq.com	(Refer to the lending matrices for additional requirements)
		- Drive By Appraisal
	-	- Full Interior Appraisal (1004/1025/1073)*
Margin Buydown*		 Line Amounts >= \$250,000 any of the following options are permitted: Full Interior Appraisal (1004/1025/1073)*
argin Buydown Price Adjustment	<u> </u>	- Prior Use Appraisal completed within 12 months of settlement date
-0.125 0.375		(Refer to the lending matrices for additional requirements)
-0.250 0.750		* Full Interior Appraisals will be ordered by Spring EQ
-0.375 1.125		Harris History
-0.500 1.500		Housing History
-0.625 1.875		 0x30x6 inclusive of all mortgages and all REO for all borrowers on the transaction (No Late Payments in the last 6 months)
-0.750 2.250		 Max 1x30x12 inclusive of all mortgages and all REO for all borrowers on the
-0.875 2.625 -1.000 3.000		transaction (Max of 1 - 30 Day late payments in the past 12 months)
-1.000 3.000	J	
	MD, MI, MN, MS, NC, PA, TX, VT, VA, WA	
	required at no additional cost to the consumer.	Refer to the Lending Matrices and Spring EQ Guidelines for
*Credit Union Membership may be		additional information and requirements



Wholesale Home Equity Rate Sheets Home Equity Line-of-Credit (HELOC) Adjustable Product-3 Yr Draw

01.31.2024 (Page 2 of 6)

- . 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, WV, WY, TX (See 10 yr draw: TX is allowed)
- 1st Lien Refi Available in all states except: AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, 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 Plus +							
Prime Rate: 8.50 + Margin = Start Rate								
FICO /		HCLTV: MARGIN (Above Prime)						
CLTV	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80			
780+	0.875	1.250	1.375	1.625	2.000			
760-779	1.375	1.500	1.625	1.875	2.375			
740-759	1.375	1.750	1.875	2.000	2.625			
		45 Day L	ock Term					

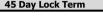
Rate Adjust	ment (to Margin)	Product Terms
Occupancy	SEQ Admin Fee	 30-Year Variable Rate (Index plus a Margin)
Second Home 0.75	• \$499	3-Year Initial Draw Period with 10-year Interest Only Payments and
·		a 20-Year fully amortizing repayment period
Property State	Annual Renewal Fee	
• NJ 0.25	• \$99	Lifetime Rate Cap / Floor
• VA 0.25	+	 Lifetime Cap = 18% unless prohibited by law
		Lifetime Floor = 4.00%
Property Type	Purpose	
• 2-4 Units 0.25	 Piggyback Transactions -0.25 	
		Debt to Income
Lien Position	Initial Draw Amount	Maximum 45% DTI
1st Lien HELOC -0.25	 Draw Amount < \$100,000 0.50 	 30-Year, fully amortized payment based on start rate + 2% and the total
		credit limit used to qualify
Extension Costs (as a Fee	Calculated on the Initial Draw)*	Line Amount / Initial Draw
 7 Days 0.28 		 Minimum Initial Draw at Close: \$50,000
 14 Days 0.56 		Minimum Line Amount: \$50,000
 21 Days 0.84 		Maximum Line Amount: \$500,000
• 30 Days 1.20		 Max Total Financing (Total of 1st and 2nd lien combined):
50 50 50 5 1120		Owner Occupied- \$3,000,000
		Second Homes- \$2,000,000
*An extension fee of 4 basis points per day will b	be charged except where limited, or prohibited by	 Additional draws are prohibited during the first 90 days following the closing
federal and state law, in which case a different fe	ee may apply.	date
		Occupancy
**Credit Union Membership may be required at i	no additional cost to the consumer.	 Max 80% CLTV on Second Homes (HELOAN- 90% max CLTV)
		 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)* Line Amounts > = \$250,000 any of the following options are permitted: Full Interior Appraisal (1004/1025/1073)* Full Interior Appraisal (1004/1025/1073)* Prior Use Appraisal completed within 12 months of settlement date (Refer to the lending matrices for additional requirements)
		Refer to the Lending Matrices and Spring EQ Guidelines for additional information and requirements

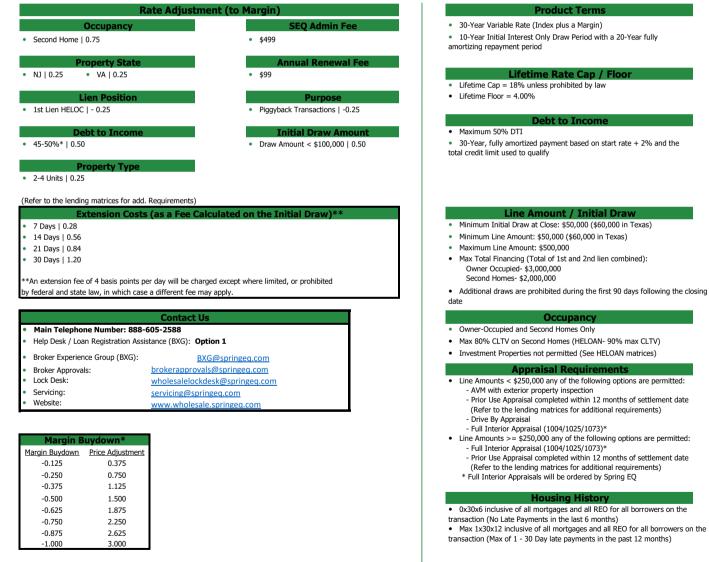
Wholesale Home Equity Rate Sheets Home Equity Line-of-Credit (HELOC) Adjustable Product-10 Yr Draw

01.31.2024 (Page 3 of 6)

- 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, WV, WY
- 1st Lien Refi Available in all states except: AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, WV, WY
- Only 4 Items Needed for Initial Underwriting
 1. Income Documents
 2. Homeowner's Insurance
 3. First Mortgage Statement
 4. Photo ID

	Prime Rate: 8.50 + Margin = Start Rate									
FICO /		1e)								
CLTV	<= 60 > 60 - 65 > 65 - 70 > 70 - 75 > 75 - 80 > 80 - 5									
780+	2.125	2.500	2.875	3.125	3.500	3.875				
760-779	2.375	2.875	3.125	3.250	3.500	4.000				
740-759	2.375	3.000	3.125	3.375	3.625	4.375				
720-739	3.125	3.250	3.375	3.625	4.250	4.750				
700-719	4.000	4.000	4.375	4.500	4.750	5.250				
680-699	4.375	4.625	4.750	5.000	5.500	5.750				
		46	Day Lock To	rm						





* Buydown <u>NOT</u> 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.

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

Spring EQ LLC | NMLS ID #1464945 | T: 1-888-605-2588 | 1 West Elm St Suite 450 Conshohocken, PA 19428-4152





Wholesale Home Equity Rate Sheets Home Equity Line-of-Credit (HELOC) Adjustable Product-10 Yr Draw

01.31.2024 (Page 4 of 6)

- 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, WV, WY
- 1st Lien Refi Available in all states except: AK, AR, DC, HI, ID, IN, LA, MT, ND, NE, NM, NY, PA, SD, TN, WV, WY
- Only 4 Items Needed for Initial Underwriting
 1. Income Documents
 2. Homeowner's Insurance
 3. First Mortgage Statement
 4. Photo ID

	10 Yr							
Prime Rate: 8.50 + Margin = Start Rate								
FICO /	HCLTV: MARGIN (Above Prime)							
CLTV	<= 60	> 60 - 65	>70- 75	> 75 - 80				
780+	2.000	2.375	2.750	3.000	3.375			
760-779	2.250	2.750	3.000	3.125	3.375			
740-759	2.250	3.250	3.500					
		45 Day L	ock Term					

Rate Adjustment (to Margin) Occupancy O Admin Fe Second Home | 0.75 \$499 **Property State** Annual Renewal Fe • NJ | 0.25 • \$99 VA | 0.25 Lien Position 1st Lien HELOC | -0.25 Purpose Piggyback Transactions | -0.25 **Property Type Initial Draw Amount** • 2-4 Units | 0.25 Draw Amount < \$100,000 | 0.50 Extension Costs (as a Fee Calculated on the Initial Draw)* 7 Davs | 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 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 = 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 (\$60,000 in Texas)
- Minimum Line Amount: \$50,000 (\$60,000 in Texas)
- 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)

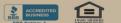
* Full Interior Appraisals will be ordered by Spring EQ Housing History

 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

· First lien must not have been assumed

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



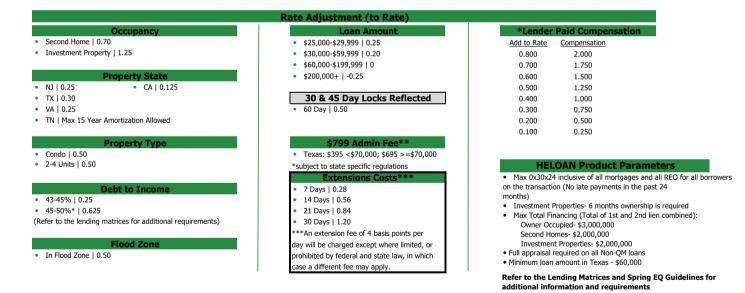
Wholesale Home Equity Rate Sheets Fixed Rate Fully Amortizing Product (HELOAN)

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• 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
- First Mortgage St
 Photo ID

	Spring EQ HELOAN								
Second Lien Fixed Rates									
FICO /				25-30 Yea	r Fixed Rate				
CLTV	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95	
780+	8.375	8.500	8.625	9.125	9.500	9.875	10.375	10.500	
760-779	8.625	8.625	8.750	9.250	9.625	9.875	10.375	10.500	
740-759	8.750	8.875	9.125	9.500	9.875	10.125	10.625	10.875	
720-739	9.000	9.250	9.500	9.750	10.125	10.375	11.000		
700-719	9.375	9.625	9.875	10.125	10.500	10.875	11.500		
680-699	9.875	10.125	10.375	10.625	11.000	11.375	12.000		
660-679	10.375	10.625	10.875	11.125	11.500				
640-659	10.750	11.000	11.250			•			
FICO /				5-20 Year	Fixed Rate				
CLTV	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	>80 - 85	> 85 - 90	> 90 - 95	
780+	7.850	7.850	8.100	8.725	8.975	9.500	10.000	10.125	
760-779	7.975	7.975	8.225	8.725	9.100	9.500	10.000	10.125	
740-759	8.475	8.600	8.850	8.975	9.350	9.625	10.375	10.500	
720-739	8.725	8.850	9.125	9.350	9.625	9.875	10.500		
700-719	9.125	9.225	9.500	9.625	10.000	10.250	11.000		
680-699	9.500	9.625	9.875	10.125	10.475	10.750	11.500		
660-679	9.875	10.000	10.250	10.375	10.875				
640-659	10.250	10.375	10.625						



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Wholesale Home Equity Rate Sheets Fixed Rate Fully Amortizing Product (HELOAN)

01.31.2024 (Page 6 of 6)

- 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, HJ, ID, ND, NY, SD, WV, WY

1. Income Documents 2. Homeowner's Insurance

- 3. First Mortgage Statement
- 4. Photo ID

	Spring EQ HELOAN Plus +								
Second Lien Fixed Rates									
FICO /		25	-30 Year Fixe	d Rate					
CLTV	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	> 80 - 85			
780+	8.099	8.450	8.575	8.825	9.200				
760-779	8.450	8.450	8.575	8.825	9.200				
740-759	8.700	8.825	8.825	8.950	9.200				
720-739	8.825	8.950	9.200	9.325	9.450				
700-719	8.950	9.200	9.325	9.450	9.700				
FICO /		5-	20 Year Fixed	l Rate					
CLTV	<= 60	> 60 - 65	> 65 - 70	>70- 75	> 75 - 80	> 80 - 85			
780+	7.700	7.700	7.950	8.575	8.825	9.200			
760-779	7.825	7.825	8.075	8.575	8.950	9.200			
740-759	8.325	8.450	8.700	8.950	9.200	9.325			
720-739	8.575	8.700	9.075	9.200	9.325	9.450			
700-719	8.950	9.075	9.325	9.450	9.575	9.575			

	Rate Adjustment (to Rate)	
Property State	30 & 45 Day Locks Reflected	*Lender Paid Compensation
• NJ 0.25 • CA 0.125	• 60 Day 0.50	Add to Rate Compensation
• TX 0.30		0.800 2.000
• VA 0.25		0.700 1.750
 TN Max 15 Year Amortization Allowed 		0.600 1.500
		0.500 1.250
Property Type	\$799 Admin Fee*	0.400 1.000
Condo 0.50	 Texas: \$395 <\$70,000; \$695 >=\$70,000 	0.300 0.750
2-4 Units 0.50	*subject to state specific regulations	0.200 0.500
		0.100 0.250
Debt to Income	Extensions Costs**	HELOAN Plus + Product Parameters
Maximum DTI 43%	• 7 Days 0.28	 Max 0x30x24 inclusive of all mortgages and all REO for all borrow on the transaction (No late payments in the past 24 months)
	• 14 Days 0.56	 Property cannot be in a flood zone
Loan Amount	 21 Days 0.84 30 Days 1.20 	First lien must not have been assumed
Minimum Loan Amount: \$25,000	**An extension fee of 4 basis points per day	 Max Total Financing (Total of 1st and 2nd lien combined):
Maximum Loan Amount: \$249,999	will be charged except where limited, or	Owner Occupied- \$2,000,000
Maximum Loan Amount. \$245,555	prohibited by federal and state law, in which	 Full appraisal required on all Non-QM loans Minimum loan amount in Texas - \$60,000
	case a different fee may apply.	
	case a unreferir fee may apply.	
		Refer to the Lending Matrices and Spring EQ Guidelines for
		additional information and requirements

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Only 4 Items Needed for Initial Underwriting