

	Piggyback HELOC Purchase or Refinance Concurrent or Post-Close		Stand-Alone HELOC
Occupancy	Primary Residence	Second Home	Primary Residence
Maximum CLTV	89.99%	85.00%	89.99%
Minimum FICO*	680	700	700
Maximum DTI	45%	43%	45%
Maximum Line Amount	\$750,000 (80.00% CLTV) \$500,000 (89.99% Max CLTV)	\$500,000	\$500,000
Non-Occupant Co-Borrowers	Allowed with 720+ FICO for the Primary Wage Earner		Not Allowed
Minimum Initial Draw	\$25,000 (All States Except AZ, CA, FL, OR, WA) \$50,000 (AZ, CA, FL, OR, WA)		\$50,000 (All States)
Max Combined Loan Amount	\$3,000,000		\$3,000,000
Tradeline Requirements	1 Open / Active, with DU/LP Approval		See Credit & Income Guidelines
Property Type	SFR (1 - 4 unit); PUD; Townhome; Condo; Manufactured Homes (double-wide, 1976 or newer)		
Acreage Restrictions	No Acreage limit if Common to Market		
Max Properties Owned	Total of Ten (10) Properties Owned by Borrower		
Loan Term	10 Year Draw w/ I/O Payments / 20 Year Amortizing Repayment		
Qualifying HELOC Payment	Fully Drawn Line at Start Rate + 2.00%, Amortized Over 30-Year Term		
Eligible Geography	All states where Symmetry is currently accepting submissions		
Transaction Type Definition	Any HELOC that is submitted to Symmetry \leq 120 days from closing the 1st mortgage		Any HELOC that is submitted to Symmetry $>$ 120 days from closing the 1st mortgage

* Min FICO requirement must be met by the Primary Wage Earner's middle score, using Symmetry Lending's tri-merged credit report.

HCLTV	FICO	Symmetry HELOC <i>(Base Margin Over WSJ Prime)</i>
\leq 89.99%	760+	0.49%
	720 - 759	0.99%
	700 - 719	1.49%
	680 - 699	2.49%

ADD-ONS	Use All that Apply
Line Amount \$25,000 - \$49,999	+0.75%
Line Amount \$50,000 - \$99,999	+0.50%
Line Amount \$100,000 - \$149,999	+0.25%
Subject Property in CA	+0.50%
Subject Property in AZ, FL, OR, WA	+0.25%
Stand-Alone Transaction	+1.00%
Second Home	+0.25%

- No Front-End Debt to Income Ratio
- Income Documentation: Follows FNMA Guidelines with Very Few Overlays. *Please see Symmetry's Credit & Income Guidelines.*
- Qualifying HELOC Payment: Assuming Fully Drawn and Amortizing at Start Rate Plus 2.00% Over 30-year Term

- Minimum FICO Score: Based on the Primary Wage Earner's Middle Score from the Symmetry Tri-Merge Credit Bureau
- Foreclosure, Deed in Lieu, Short Sale, Bankruptcy: Standard Agency Guidelines Apply
- Restrictions after derogatory seasoning period: Please see Symmetry's Credit & Income Guidelines

Symmetry Follows FNMA Guidelines with Very Few Overlays

VISIT US AT
symmetrylending.com

HELPFUL RESOURCES

The latest forms, rates, and guides are available online in the Symmetry Knowledge Center at symmetrylending.com

ACTIVE STATES

AL, AK, AZ, CA, CO, CT, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, MA, MD, MI, MN, MT, NC, NE, NJ, NV, OH, OK, OR, PA, SC, TN, UT, VA, VT, WA, WI, WY

FEES & INFORMATION

Title - Symmetry will utilize first mortgage title work on HELOC up to \$250,000. Separate title work will be obtained for HELOCs exceeding \$250,000

Appraisal - Symmetry will utilize first mortgage appraisal provided it's approved by a third-party review
Maximum age of appraisal: 150 days at loan signing

Annual Loan Maintenance Fee: \$150 (Except Iowa)
Annual Loan Maintenance Fee: \$15 (Iowa Only)
Lender Origination Fee: \$350 (Except New Jersey)
Lender Application Fee: \$350 (New Jersey Only)

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

This information is intended for mortgage companies and mortgage brokers. Symmetry Lending neither solicits nor advertises to consumers.