



## Bank Rate Programs

### Par Interest Rates <sup>(1)</sup> / Index Spreads

Product	Reset	Index	Current	Multi		Special-Use		Hotel	
			Rate <sup>(2)</sup>	Par	/ Spread	Par	/ Spread	Par	/ Spread
Variable	Quarterly	WSJ Prime	6.00%	6.00%	/ 0.00%	6.25%	/ 0.25%	6.75%	/ 0.75%
Variable	Monthly	1 Mo Libor	3.09%	5.84%	/ 2.75%	6.34%	/ 3.25%	6.84%	/ 3.75%
Fixed for 2 <sup>(3)</sup>	2 Year	2 Yr FHLB	2.71%	4.71%	/ 2.00%	5.21%	/ 2.50%	5.46%	/ 2.75%
Fixed	5 Year	5 Yr FHLB	3.53%	6.28%	/ 2.75%	6.78%	/ 3.25%	6.78%	/ 3.25%
Fixed	10 Year	7 Yr FHLB	4.12%	7.37%	/ 3.25%	7.62%	/ 3.50%		

### Base Rate Calculation

For every 38.5 basis points of margin over a par rate bid, one percent (1%) in premium will be earned.

### Prepayment Penalty Calculation

Prepayment penalties are required on all loans. Loan premiums may be adjusted downward should either (a) a prepayment penalty be absent or (b) the premium exceeds the prepayment penalty by two or more percent.

Type	Description	Floating Rate Index/ 2 Year Fixed	5 Yr. Fixed Rate Index	10 Yr. Fixed Rate Index
1. Declining	5% - 1% / yr for 5 years	1.25%	Required	Not applicable
2. Flat	5% - for the first 5 years	2.00%	1.00%	Required
3. Flat	5% - for the first 10 years	3.00%	2.00%	1.00%
4. Declining	10% - 1% / yr for 10 years	3.50%	2.00%	2.00%
5. Flat	10% - for the first 10 years	4.50%	3.00%	3.00%

<b>Processing Time</b> Properly submitted loan applications will be decided within 2-5 business days.	<b>Par Interest Rates</b> Are subject to change due to daily fluctuations in the index and will be calculated as of the loan closing date.  These premiums target owner-occupied or investor properties, with good credit & LTV's of 75% or less (multi) and 65% or less (special purpose).
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<b>Required Documentation</b> 1003 Application, Tri-Merge Credit, Personal Financial Statement, Taxes (Personal & Business), Interim Financials (property), Rent Roll, Color Photos, Loan Summary, Purchase & Sale Agreement, Preliminary Title, & Appraisal (if available).
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