axos BANK

Sales Inquiries
Tel: 1-888-585-4869

Correspondent SFR Ratesheet

Monday, April 29, 2024

PORTFOLIO ARM - Correspondent

Lock Desk

Tel: 1-858-764-6597 x 1550
Email: lockdesk@axosbank.com
Lock Requests:
https://thirdpartylending.axosbank.com

5/6 SOFR ARM 5/1/5 (JP56, JP56IO)

Base Rate	21 Day	30 Day	45 Day	60 Day
9.250	103.500	103.375	103.250	103.125
9.125	103.250	103.125	103.000	102.875
9.000	103.000	102.875	102.750	102.625
8.875	102.750	102.625	102.500	102.375
8.750	102.500	102.375	102.250	102.125
8.625	102.250	102.125	102.000	101.875
8.500	102.000	101.875	101.750	101.625
8.375	101.750	101.625	101.500	101.375
8.250	101.500	101.375	101.250	101.125
8.125	101.250	101.125	101.000	100.875
8.000	101.000	100.875	100.750	100.625
7.875	100.750	100.625	100.500	100.375
7.750	100.500	100.375	100.250	100.125

7/6 SOFR ARM 5/1/5 (JP76, JP76IO)

Base Rate	21 Day	30 Day	45 Day	60 Day
9.250	103.000	102.875	102.750	102.625
9.125	102.750	102.625	102.500	102.375
9.000	102.500	102.375	102.250	102.125
8.875	102.250	102.125	102.000	101.875
8.750	102.000	101.875	101.750	101.625
8.625	101.750	101.625	101.500	101.375
8.500	101.500	101.375	101.250	101.125
8.375	101.250	101.125	101.000	100.875
8.250	101.000	100.875	100.750	100.625
8.125	100.750	100.625	100.500	100.375
8.000	100.500	100.375	100.250	100.125
7.875	100.250	100.125	100.000	99.875
7.750	100.000	99.875	99.750	99.625

10/6 SOFR ARM 5/1/5 (JP106)

Base Rate	21 Day	30 Day	45 Day	60 Day
9.500	103.000	102.875	102.750	102.625
9.375	102.750	102.625	102.500	102.375
9.250	102.500	102.375	102.250	102.125
9.125	102.250	102.125	102.000	101.875
9.000	102.000	101.875	101.750	101.625
8.875	101.750	101.625	101.500	101.375
8.750	101.500	101.375	101.250	101.125
8.625	101.250	101.125	101.000	100.875
8.500	101.000	100.875	100.750	100.625
8.375	100.750	100.625	100.500	100.375
8.250	100.500	100.375	100.250	100.125
8.125	100.250	100.125	100.000	99.875
8.000	100.000	99.875	99.750	99.625

Rate Adjustments	
Refinance	0.125
2nd Home	0.250
2-4 Unit Property	0.250
Investment (18 mo. Pre-Payment Penalty)	0.250
FICO 740+	-0.125
FICO 700-739	0.000
FICO 680-699	0.125
FICO 679-660 (Exception)	0.500
FICO 659-640 (Exception)	0.875
FICO <640 (Exception)	1.250
Loan Amount $2,500,000 - $3,499,999	0.000
Loan Amount $3,500,000 - $5,000,000	0.125
Loan Amount $5,000,001 - $10,000,000	0.250
Loan Amount $10,000,001 - $20,000,000	0.375
Loan To Value (LTV) ≤ 50%	-0.250
Cross-Collateralization	0.500
Interest Only (**Max 60% LTV/CLTV**) 5/1 and 7/1 only	0.125
Cash Out ≤ $500,000	0.250
Cash Out >$500,000	0.500
Condo (Condotel Max 50% LTV)	0.125
Co-Op (New York Only)	0.250

Price Adjustments	
Max of 2 extensions - Not to exceed original lock term	
7 Day Lock Extension	0.125
15 Day Lock Extension	0.250
30 Day Lock Extension	0.500
NY Loans (Correspondent Only)	**0.250**

Portfolio Correspondent Fees	
Lender Fee	$1,695.00
Trust/Entity Review	$300.00
TX Doc Review	$150.00
Privacy Mortgage	$350.00
Corr. Doc Service (optional) **Cross-Collateralization & Entity Vesting require doc. services*	$450.00

Max Pricing
Max Correspondent Pricing 102.000

ARM Features
Rate Floor = Note Rate **Margin = 4.00** **Caps = 5/1/5**

Information
Bank Statement Income LTV Max 65% **Bank Statement - Interest Only Max LTV 60%**
Minimum Loan Amount $500,000
Minimum Rate 7.75%
Foreign National - Not Eligible ***See Foreign National Specific Program***
TX (a6) "Home Equity" ELIGIBLE
12 Months Personal or Buinses Bank Statements ELIGIBLE
Loans ≤$1MM: 5% LTV reduction in the following states: NY, NJ, CT - Applicable to LTVs >55% on grid below

LTV Eligibility Matrix

Property Type / Loan Amount	≤$1MM LTV/CLTV	>$1MM - ≤$2MM LTV/CLTV	>$2MM - ≤$3MM LTV/CLTV	>$3MM - ≤$5MM LTV/CLTV	>$5MM - ≤$10MM LTV/CLTV	>$10MM - ≤$20MM LTV/CLTV
Primary Residence - Purchase						
1 Unit	70 / 75	70 / 75	65 / 70	65 / 65	60 / 60	55 / 55
2-4 Unit	65 / 70	65 / 70	65 / 70	60 / 65	55 / 60	50 / 55
Condo/Co-Op	60 / 65	60 / 65	60 / 65	55 / 60	50 / 55	45 / 50
Primary Residence - Rate & Term						
1 Unit	70 / 75	70 / 75	65 / 70	65 / 65	60 / 60	55 / 55
2-4 Unit	65 / 70	65 / 70	65 / 70	60 / 65	55 / 60	50 / 55
Condo/Co-Op	60 / 65	60 / 65	55 / 60	55 / 60	50 / 55	45 / 50
Primary Residence - Cash Out						
1 Unit	65 / 70	65 / 70	65 / 65	60 / 60	55 / 55	50 / 50
2-4 Unit	65 / 70	65 / 70	65 / 65	60 / 60	55 / 55	50 / 50
Condo/Co-Op	55 / 60	55 / 60	55 / 55	50 / 50	45 / 45	40 / 40
2nd Home - Purchase						
1 Unit	65 / 70	65 / 70	65 / 65	60 / 65	55 / 60	50 / 55
2-4 Unit	65 / 70	65 / 70	65 / 65	60 / 65	55 / 60	50 / 55
Condo/Co-Op	55 / 60	55 / 60	55 / 60	50 / 55	45 / 50	40 / 45
2nd Home - Refinance (Rate/Term)						
1 Unit	65 / 70	65 / 70	65 / 70	60 / 65	55 / 60	50 / 55
2-4 Unit	65 / 70	65 / 70	65 / 70	60 / 65	55 / 60	50 / 55
Condo/Co-Op	55 / 60	55 / 60	55 / 60	50 / 55	45 / 50	40 / 45
2nd Home - Refinance (Cash Out)						
1 Unit	60 / 60	60 / 60	60 / 60	55 / 55	50 / 50	45 / 45
2-4 Unit	60 / 60	60 / 60	60 / 60	55 / 55	50 / 50	45 / 45
Condo/Co-Op	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
Investment - Purchase						
1 Unit	65 / 65	65 / 65	65 / 65	60 / 65	55 / 60	50 / 55
2-4 Unit	65 / 65	65 / 65	65 / 65	60 / 65	55 / 60	50 / 55
Condo/Co-Op	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
Investment - Refinance (Rate/Term)						
1 Unit	65 / 65	65 / 65	65 / 65	60 / 65	55 / 60	50 / 55
2-4 Unit	65 / 65	65 / 65	65 / 65	60 / 65	55 / 60	50 / 55
Condo/Co-Op	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
Investment - Refinance (Cash Out)						
1 Unit	60 / 60	60 / 60	60 / 60	55 / 60	50 / 55	45 / 50
2-4 Unit	60 / 60	60 / 60	60 / 60	55 / 60	50 / 55	45 / 50
Condo/Co-Op	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45

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Member FDIC
EQUAL HOUSING LENDER

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Correspondent Ratesheet

Monday, April 29, 2024

DSCR INVESTOR PROGRAM

Lock Desk

Tel: 1-858-764-6597 x 1550
Email: lockdesk@axosbank.com
Lock Requests:
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5/6 DSCR ARM

Base Rate	21 Day	30 Day	45 Day	60 Day
8.750	102.000	101.875	101.750	101.625
8.625	101.750	101.625	101.500	101.375
8.500	101.500	101.375	101.250	101.125
8.375	101.250	101.125	101.000	100.875
8.250	101.000	100.875	100.750	100.625
8.125	100.750	100.625	100.500	100.375
8.000	100.500	100.375	100.250	100.125
7.875	100.250	100.125	100.000	99.875
7.750	100.000	99.875	99.750	99.625

7/6 DSCR ARM

Base Rate	21 Day	30 Day	45 Day	60 Day
9.000	102.000	101.875	101.750	101.625
8.875	101.750	101.625	101.500	101.375
8.750	101.500	101.375	101.250	101.125
8.625	101.250	101.125	101.000	100.875
8.500	101.000	100.875	100.750	100.625
8.375	100.750	100.625	100.500	100.375
8.250	100.500	100.375	100.250	100.125
8.125	100.250	100.125	100.000	99.875
8.000	100.000	99.875	99.750	99.625

Eligibility & Information
All States Eligible
Minimum Loan Amount $500,000
Minimum DSCR 1.100
Minimum Rate 7.75%
Loan Made to Natural Person - No Entity Borrowers
Foreign National - Not Eligible *See Foreign National Specific Program*
Max Borrower Rebate capped at $3,000
2-4 Unit Property Eligible *5% Reduction in Max LTV/CLTVs on Matrix*

Loan Level Rate Adjustments	
FICO 740+	-0.125
FICO 700-739	0.000
FICO 680-699	0.125
FICO 660-679 (Exception)	0.500
FICO 640-659 (Exception)	0.875
FICO <640 (Exception)	1.250
Interest Only	0.125
Cash Out ≤ $500,000	0.250
Cash Out >$500,000	0.500
Condo (Condotel Max 50% LTV)	0.125
Co-Op (New York Only)	0.250
2-4 Unit	0.125
Loan Amount $2.5M - $3,499,999	0.000
Loan Amount $3.5M - $5,000,000	0.125
Loan Amount >$5.0M - ≤$10.0M	0.250
Loan Amount >$10.0M - ≤$20.0M	0.375

Wholesale Fees	
Lender Fee	$1,695.00
Trust/Entity Review	$300.00
TX Doc Review	$150.00

Lock Term Price Adjustments	
7 Day Lock Extension	0.125
15 Day Lock Extension	0.250
30 Day Lock Extension	0.500

ARM Features
Rate Floor = Note Rate Margin = 4.00 Caps = 5/1/5

Maximum Pricing
102.000

Pre-Payment Penalty (PPP)
18-Month Pre-Payment Penalty is equal to 6 months interest.

Additional Information
DSCR shall be calculated as follows: DSCR = *Net Rental Income ÷ Qualifying Monthly Payment (P and I only)
***Net Rental Income = Gross Rents * (1 - Expense Factor)**
Expense Factors: Property without HOA = 25%, Property with HOA = 30%, 2-4 Units = 35%
Rent will be the lesser of: Current lease income or the amount on the 1007 provided by the appraiser showing the estimated market rent schedule.

LTV Eligibility Matrix

Property Type	≤$1MM LTV/CLTV	>$1MM - ≤$2MM LTV/CLTV	>$2MM - ≤$3MM LTV/CLTV	>$3MM - ≤$5MM LTV/CLTV	>$5MM - ≤$10MM LTV/CLTV	>$10MM - ≤$20MM LTV/CLTV
Investment - Purchase						
1 Unit	60 / 65	60 / 65	55 / 60	55 / 60	50 / 55	45 / 50
2-4 Unit	60 / 65	60 / 65	55 / 60	55 / 60	50 / 55	45 / 50
Condo/Co-Op	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
Investment - Refinance (Rate/Term)						
1 Unit	60 / 65	60 / 65	55 / 60	55 / 60	50 / 55	45 / 50
2-4 Unit	60 / 65	60 / 65	55 / 60	55 / 60	50 / 55	45 / 50
Condo/Co-Op	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
Investment - Refinance (Cash Out)						
1 Unit	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
2-4 Unit	50 / 55	50 / 55	50 / 55	50 / 55	45 / 50	40 / 45
Condo/Co-Op	45 / 50	45 / 50	45 / 50	45 / 50	40 / 45	35 / 40

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FOREIGN NATIONAL

2nd Home and Investment Occupancy Only

5/6 FN SOFR ARM & 5/6 FN DSCR ARM

Base Rate	21 Day	30 Day	45 Day	60 Day
10.625	103.500	103.375	103.250	103.125
10.500	103.250	103.125	103.000	102.875
10.375	103.000	102.875	102.750	102.625
10.250	102.750	102.625	102.500	102.375
10.125	102.500	102.375	102.250	102.125
10.000	102.250	102.125	102.000	101.875
9.875	102.000	101.875	101.750	101.625
9.750	101.750	101.625	101.500	101.375
9.625	101.500	101.375	101.250	101.125
9.500	101.250	101.125	101.000	100.875
9.375	101.000	100.875	100.750	100.625
9.250	100.750	100.625	100.500	100.375
9.125	100.500	100.375	100.250	100.125

7/6 FN SOFR ARM & 7/6 FN DSCR ARM

Base Rate	21 Day	30 Day	45 Day	60 Day
10.625	103.000	102.875	102.750	102.625
10.500	102.750	102.625	102.500	102.375
10.375	102.500	102.375	102.250	102.125
10.250	102.250	102.125	102.000	101.875
10.125	102.000	101.875	101.750	101.625
10.000	101.750	101.625	101.500	101.375
9.875	101.500	101.375	101.250	101.125
9.750	101.250	101.125	101.000	100.875
9.625	101.000	100.875	100.750	100.625
9.500	100.750	100.625	100.500	100.375
9.375	100.500	100.375	100.250	100.125
9.250	100.250	100.125	100.000	99.875
9.125	100.000	99.875	99.750	99.625

10/6 FN SOFR ARM

Base Rate	21 Day	30 Day	45 Day	60 Day
10.875	103.000	102.875	102.750	102.625
10.750	102.750	102.625	102.500	102.375
10.625	102.500	102.375	102.250	102.125
10.500	102.250	102.125	102.000	101.875
10.375	102.000	101.875	101.750	101.625
10.250	101.750	101.625	101.500	101.375
10.125	101.500	101.375	101.250	101.125
10.000	101.250	101.125	101.000	100.875
9.875	101.000	100.875	100.750	100.625
9.750	100.750	100.625	100.500	100.375
9.625	100.500	100.375	100.250	100.125
9.500	100.250	100.125	100.000	99.875
9.375	100.000	99.875	99.750	99.625

Rate Adjustments

Refinance	0.125
2-4 Unit Property	0.250
Loan Amount $2,500,000 - $3,499,999	0.000
Loan Amount $3,500,000 - $5,000,000	0.125
Loan Amount $5,000,001 - $10,000,000	0.250
Loan Amount $10,000,001 - $20,000,000	0.375
Loan To Value (LTV) ≤ 50%	-0.250
Cross-Collateralization	0.500
Cash Out ≤ $500,000	0.250
Cash Out >$500,000	0.500
Condo (Condotel Max 50% LTV)	0.125
Co-Op (New York Only)	0.250

Price Adjustments

Max of 2 extensions - Not to exceed original lock term

7 Day Lock Extension	0.125
15 Day Lock Extension	0.250
30 Day Lock Extension	0.500

Portfolio Wholesale Fees

Lender Fee	$1,695.00
Trust/Entity Review	$300.00
Foreign National Review	$250.00

Foreign National

A Foreign National is a non-resident alien who is not authorized to live or work in the U.S, but they may periodically visit. If a borrower does not have a valid work VISA or work authorization card, and lives or works outside the U.S., they are considered a non-resident alien. This does not include permanent resident aliens or non-permanent resident aliens employed by a U.S. employer.

Borrowers are required to provide a current valid VISA, unless they are from a country who is approved under the Visa Waiver Program (VWP), in which case they may be exempt from certain documentation requirements.

https://travel.state.gov/content/travel/en/us-visas/tourismvisit/visa-waiver-program.html

Please see Correspondent Portfolio Guidelines for Visa and income documentation requirements and full eligibility details.

ARM Features

Index = 30 Day Average SOFR
Rate Floor = Note Rate
Margin = 4.0
Caps = 5/1/5

Information

Borrower rebate (after LPC) capped at $3,000.
Minimum Loan Amount $500,000
Minimum Rate 9.125%
Minimum DSCR 1.1
Interest Only - Not Allowed
Power of Attorney - Not Allowed
Correspondent Maximum Pricing = 102.00

Prepayment Penalty

Pre-Payment Penalty (Investor only) is 18 months and equal to 6 months interest.

Adverse Market Adjustments

Loans ≤ $1MM: 5% LTV reduction in the following states:

NY, NJ, CT - Applicable to LTVs > 55% on grid below

LTV Eligibility Matrix

Property Type	≤$1MM LTV/CLTV	>$1MM - ≤$2MM LTV/CLTV	>$2MM - ≤$3MM LTV/CLTV	>$3MM - ≤$5MM LTV/CLTV	>$5MM - ≤$10MM LTV/CLTV	>$10MM - ≤$20MM LTV/CLTV
Purchase						
1 Unit	60	60	55	55	50	45
2-4 Unit	60	60	55	55	50	45
Condo/Co-Op	50	50	50	50	45	40
Refinance (Rate/Term)						
1 Unit	60	60	55	55	50	45
2-4 Unit	60	60	55	55	50	45
Condo/Co-Op	50	50	50	50	45	40
Refinance (Cash Out)						
1 Unit	50	50	50	50	45	40
2-4 Unit	50	50	50	50	45	40
Condo/Co-Op	45	45	45	45	40	35

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