

# Downey Programs

**Effective immediately, Downey will no longer be accepting new wholesale loan applications.**

**F-101 20 or 30 Yr Fixed Conforming      F-100 10 or 15 Yr Fixed Conforming**

Rate	30 Day	45 Day	Rate	30 Day	45 Day
6.125	1.000	1.125	6.000	0.125	0.250
6.250	0.125	0.250	6.125	0.000	0.125
6.375	(0.250)	(0.125)	6.250	(0.125)	0.000
6.500	(0.750)	(0.625)	6.375	(0.500)	(0.375)
6.625	(1.000)	(0.875)	6.500	(0.750)	(0.625)
6.750	(1.125)	(1.000)	6.625	(0.875)	(0.750)
6.875	(1.500)	(1.375)	6.750	(1.625)	(1.500)
7.000	(1.750)	(1.625)	6.875	(2.000)	(1.875)
7.125	(2.250)	(2.125)	7.000	(2.125)	(2.000)
7.250	(2.750)	(2.625)	7.125	(2.250)	(2.125)

F-104 40 Yr Fixed Conforming			F-310 10/20 Yr IO Fixed Conforming		
Rate	30 Day	45 Day	Rate	30 Day	45 Day
7.125	0.500	0.625	6.375	2.250	2.375
7.250	0.250	0.375	6.500	1.750	1.875
7.375	(0.250)	(0.125)	6.625	1.625	1.750
7.500	(0.500)	(0.375)	6.750	1.500	1.625
7.625	(0.875)	(0.750)	6.875	1.125	1.250
7.750	(1.250)	(1.125)	7.000	0.750	0.875
7.875	(1.625)	(1.500)	7.125	0.500	0.625
			7.250	(0.250)	(0.125)
			7.375	(0.625)	(0.500)
			7.500	(1.000)	(0.875)
			7.625	(1.125)	(1.000)

**FNMA Conforming Limits**  
1 Unit to \$417,000  
2 Units to \$533,850  
3 Units to \$645,300  
4 Units to \$801,950

-Brokers will be charged .125 for not delivering a complete loan package within 30 days of submission date (effective for all loan programs)

F-101, F-100, F-104, F-310, F-501, F-500 Pricing Adjustments				Fees		
<b>OCCUPANCY</b>						
NOO to 75% LTV				1.750		
NOO 75.01% thru 80% LTV				3.000		
<b>LOAN AMOUNT</b>						
Loan Amount = or < than \$40,000				0.625		
Loan Amount \$40,001 to \$50,000				0.500		
Loan Amount \$50,001 to \$80,000				0.250		
<b>CASH OUT</b>						
<=60%				60.01-75%	75.01-80%	
Credit Score < 620				1.000	1.750	2.750
Credit Score 620 - 639				0.000	0.750	2.250
Credit Score 640 - 659				0.000	0.750	1.750
Credit Score 660 - 679				0.000	0.250	1.000
Credit Score 680 - 699				0.000	0.250	0.875
Credit Score 700 - 719				0.000	0.125	0.500
Credit Score 720 - 739				0.000	0.125	0.500
Credit Score >= 740				0.000	0.000	0.250
<b>PROPERTY TYPE (Full / Alt Doc Only)</b>						
2 units				0.500		
3-4 units				1.000		
Manufactured Housing (F101/F100 Only)				0.500		
<b>LOAN TERM</b>						
20 Yr Term Credit (F-101 Only)				(0.125)		
<b>OTHER</b>						
<b>ADVERSE MARKET DELIVERY CHARGE</b>				0.250		
Purchase Credit				(0.125)		
2-1 Buydown (O/O F101/F100/F104 Only)				2.625		
15 Day Pricing (Approved Purchases Only)				(0.125)		
60 Day Pricing				0.125		

CREDIT SCORE ADDS FOR LTVs (Full / Alt Doc Only, F101 / F104 / F310 / F501)						
	<=60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	>= 85.01
< 620	0.000	0.750	2.750	2.750	2.750	2.750
620 - 639	0.000	0.750	2.500	2.750	2.750	2.250
640 - 659	0.000	0.500	1.750	2.250	2.000	1.500
660 - 679	0.000	0.500	1.250	1.750	1.500	1.000
680 - 699	0.000	0.500	0.500	1.000	0.500	0.250
700 - 719	(0.250)	0.500	0.500	0.750	0.500	0.250
720 - 739	(0.250)	0.000	0.000	0.250	0.000	(0.250)
>= 740	(0.250)	0.000	0.000	0.000	0.000	(0.250)

ADDS FOR LOANS WITH SUBORDINATE FINANCING		
(F101 / F100 / F104 / F501 / F500)		
LTV 65.01 - 90%	CLTV 75.01 thru 90%	0.250
(F310 Only)		
LTV 65.01 - 90% C/S < 720	CLTV 75.01 - 90%	0.500
LTV 65.01 - 90% C/S >= 720	CLTV 75.01 - 90%	0.250

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**F-501 30 Yr Fixed Jumbo Conforming      F-500 15 Yr Fixed Jumbo Conforming**

Rate	30 Day	45 Day	Rate	30 Day	45 Day
6.625	0.375	0.500	6.500	0.250	0.375
6.750	0.000	0.125	6.625	0.125	0.250
6.875	(0.375)	(0.250)	6.750	(0.625)	(0.500)
7.000	(0.500)	(0.375)	6.875	(1.000)	(0.875)
7.125	(0.625)	(0.500)	7.000	(1.125)	(1.000)
7.250	(1.625)	(1.500)	7.125	(1.250)	(1.125)
7.375	(2.125)	(2.000)	7.250	(1.625)	(1.500)
7.500	(2.250)	(2.125)	7.375	(1.875)	(1.750)

ADDITIONAL JUMBO CONFORMING ADJUSTMENTS **	
LTV/CLTV <= 75%, Fico >= 700 (F501 Only)	(0.250)
Rate Term Refi, LTV/CLTV >75%	0.500
Cash out Refi (all LTVs)	1.000

\*\* Use pricing adjustments in combination with adjustments above

**\*County and Fixed Jumbo Conforming Loan Amount Limits**

Alameda	\$729,750	Mendocino	\$512,500	San Benito	\$729,750	Shasta	\$423,750
Alpine	\$547,500	Merced	\$472,500	San Bernardino	\$500,000	Solano	\$557,500
Amador	\$443,750	Mono	\$462,500	San Diego	\$697,500	Sonoma	\$662,500
Calaveras	\$462,500	Monterey	\$729,750	San Francisco	\$729,750	Stanislaus	\$423,750
Contra Costa	\$729,750	Napa	\$729,750	San Joaquin	\$488,750	Sutter	\$425,000
El Dorado	\$580,000	Nevada	\$562,500	San Luis Obispo	\$687,500	Tuolumne	\$437,500
Inyo	\$437,500	Orange	\$729,750	San Mateo	\$729,750	Ventura	\$729,750
Los Angeles	\$729,750	Placer	\$580,000	Santa Barbara	\$729,750	Yolo	\$580,000
Madera	\$425,000	Riverside	\$500,000	Santa Clara	\$729,750	Yuba	\$425,000
Marin	\$729,750	Sacramento	\$580,000	Santa Cruz	\$729,750	Coconino, AZ	\$450,000

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-Pre-Locks are not currently available

-Available in the states of: AZ and CA only

-Loans must comply with all applicable federal and state laws, including all anti-predatory lending laws

Downey Savings limits total fees charged on any loan transaction to the lesser of 5% of the principal loan amount or the maximum allowed under state-specific restrictions. Fees include all lender and broker fees, yield spread premium and certain third party fees. State-specific restrictions may include additional fees.

CONSULT [www.downeywholesale.com](http://www.downeywholesale.com) FOR DOWNEY SAVINGS PROGRAM MATRICES AND UNDERWRITING/APPRaisal GUIDELINES.

UNDERWRITING \$325, DOC'S \$200, TAX SVC \$56, FLOOD \$8.50, WIRE XFER \$50, CREDIT REPORT \$8.50 - \$14.00. AN APPRAISAL REVIEW MAY BE REQUIRED, THE COST OF WHICH WILL VARY; THE MINIMUM APPRAISAL REVIEW FEE IS \$150.00.

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