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Effective Date:  
 7:00AM PST 12/17/2018

## Bank Statement Programs

### 5/1 ARMs & 7/1 ARMs (Interest Only Available)

Rate	5/1 Arm 2/2/5 21 Day	7/1 Arm 5/2/5 21 Day
8.625	106.250	106.000
8.500	106.000	105.750
8.375	105.750	105.500
8.250	105.500	105.250
8.125	105.250	105.000
7.990	105.000	104.750
7.875	104.750	104.500
7.750	104.500	104.250
7.625	104.250	104.000
7.500	104.000	103.750
7.375	103.750	103.500
7.250	103.500	103.250
7.125	103.250	103.000
6.990	103.000	102.750
6.875	102.750	102.500
6.750	102.500	102.250
6.625	102.250	102.000
6.500	102.000	101.750
6.375	101.750	101.500
6.250	101.500	101.250
6.125	101.250	101.000
5.990	101.000	100.750
5.875	100.750	100.500
5.750	100.500	100.250
5.625	100.250	100.000
5.500	100.000	99.750
5.375	99.750	99.500
5.250	99.500	99.250
5.125	99.250	99.000
5.000	99.000	98.750

Pricing Adjustments							
		LTV					
Description	≤ 60	60.01 - 65	65.01 - 70	70.01 - 75	75.01 - 80	80.01 - 85	85.01 - 90
Borrower Paid Comp	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Lender Paid Comp	-1.250	-1.250	-1.250	-1.250	-1.250	-1.250	-1.250
24 Month							
720+	0.750	0.250	0.000	-0.500	-1.000	-2.000	-2.750
700 - 719	0.500	0.000	-0.250	-0.750	-1.250	-2.250	-3.750
680 - 699	0.250	-0.250	-0.500	-1.000	-1.750	-3.000	-4.750
660 - 679	0.000	-0.500	-0.750	-1.500	-2.250	-3.750	N/A
640 - 659	-0.750	-1.250	-1.750	-2.750	-3.750	-5.000	N/A
620 - 639	-1.250	-1.750	-2.750	-3.750	-4.750	N/A	N/A
12 Month							
720+	0.500	0.000	-0.500	-1.000	-1.750	-3.000	-3.750
700 - 719	0.250	-0.250	-0.750	-1.250	-2.000	-3.250	-4.750
680 - 699	0.000	-0.500	-1.000	-1.500	-2.500	-4.000	-5.750
660 - 679	-0.250	-0.750	-1.250	-2.000	-3.000	-4.750	N/A
640 - 659	-1.000	-1.500	-2.250	-3.250	-4.500	-6.000	N/A
620 - 639	-1.500	-2.000	-3.250	-4.250	-5.500	N/A	N/A
< \$300,000	-0.500	-0.500	-0.750	-0.750	-0.750	-1.000	-1.000
> \$1,000,000	0.250	0.250	0.250	0.250	0.250	0.000	0.000
> \$1,500,000	0.000	0.000	0.000	0.000	-0.250	-0.500	N/A
> \$2,500,000	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	N/A
Second Home Investment (1 Yr. Prepay)	-0.500	-0.500	-0.500	-1.000	-1.000	N/A	N/A
Condo	0.000	0.000	0.000	0.000	-0.250	-0.250	N/A
Non Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
2-4 Unit	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
Cash Out	-0.500	-0.500	-0.500	-0.500	-0.500	-1.000	N/A
DTI > 43 to 50	0.000	0.000	0.000	0.000	0.000	-0.250	-0.500
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	N/A
No Escrows	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

**TIP:** Add up all the applicable pricing adjustments under the LTV column for your loan and then deduct it from the base pricing above to reach the borrowers par rate with 5th Street Capital.

[Compensation Faqs Click here](#)

Primary Residence - Bank Statement Matrix (Interest only max 85%)				
Loan Amount	FICO	Purchase	Rate/Term	Cash Out
\$200,000 - \$1,500,000	680	90%	90%	85%
	640	85%	85%	80%
	620	80%	80%	80%
\$1,500,001 - \$3,000,000	720	85%	85%	75%
	660	80%	80%	75%
	620	80%	80%	70%

  

Second Home - Bank Statement Matrix (Interest only max 80%)				
Loan Amount	FICO	Purchase	Rate/Term	Cash Out
\$200,000 - \$1,500,000	620	80%	80%	80%
\$1,500,001 - \$3,000,000	660	80%	80%	75%
	620	80%	80%	70%

  

Investment Properties - Bank Statements Matrix (Interest only max 80%)				
Loan Amount	FICO	Purchase	Rate/Term	Cash Out
\$200,000 - \$1,500,000	680	80%	80%	75%
	620	75%	75%	70%
\$1,500,001 - \$3,000,000	720	70%	70%	70%
	680	70%	70%	65%
	640	70%	70%	60%

Bank Statement Program Notes <a href="#">(Click here for guidelines)</a>	
Product Codes	Primary and Second Home -5SCh BS24, BS12,5/1 P&I, 5/1 I/O, 7/1 P&I, 7/1 I/O Investment Properties - 5SCn BS24, BS12,5/1 P&I, 5/1 I/O, 7/1 P&I, 7/1 I/O
Credit Score	Use primary wage earner's middle score
12 Month Mortgage History	1 x 30
FC/SS/DIL Seasoning	36 Months
BK (7,11 or 13) Discharge	36 Months
Reserves	Loan Amount ≤ \$1.5mm 6 months PITI Loan Amount > \$1.5mm 12 months PITI **2nd homes and Investment properties require an additional 2 months PITI for each financed property
DTI	50% (55% on an exception basis); Debt may be paid off to qualify;
Payment Qualification	The greater of the note rate or the fully indexed rate (margin + index) amortized over 30 years
ARM Features	Index 1 year Libor; Margin 3.5%; Floor 3.5%; Caps 5/1 arm: 2/2/5 ; Caps 7/1 arm: 5/2/5
Income	12 month personal bank statement program, 24 month personal bank statement program, 12 month business bank statement program or 24 month business bank statement program
Assets	Assets sourced or seasoned for 60 days
Eligible Borrowers	US Citizens, Permanent Resident Aliens, or Non-Permanent Resident Aliens
Eligible Property Types	SFR, PUD, Townhouse, Condo(Max 85% LTV), 2-4 Unit(Max 80% LTV) and Non-Warrantable Condo(Max 80% LTV)
Cash Out	Maximum \$500,000 (up to \$2.5mm on an exception basis) Texas [50(a)(6)] transactions are not eligible (owner occupied cash out refinances)
Appraisal Requirements	If loan greater than \$1.5mm - 2 appraisals needed (can be from same AMC but must be a different appraiser)
Mortgage Insurance	All loans greater than 80% LTV NO MI
Subordinate Financing	Max 90% CLTV (Institutional seconds only)
Prepayment Penalty	Primary and Second home: None Investment properties: 1 year hard prepay (6 months interest on 80% of the outstanding balance)
Max Financed Properties	No Limit
No Escrows	Allowed on all loans except (HPML) higher-priced mortgage loan or Foreign National loans
Credits	Maximum lender credit to the borrower after adjustments: 0.250%

Lender Fees	Extension Fees	Lock Policy
Lender Fee: \$1,425.00	7 Days -0.125	Loan must be submitted and approved to lock See rate lock policy guidelines for further details
Credit Report: \$24.95	15 Days -0.250	
Flood Certification: \$14.00	30 Days -0.500	
Entity Review (If Applicable): \$250.00		
Appraisal Review (if Applicable): \$15-\$155		
Redraw: \$150.00		

Please check the product guidelines for eligibility as not all price adjustments are effective for all products. Licensed by the Department of Business Oversight, Under the CA Residential Mortgage Lending Act (License #1436495). Prices are subject to change without notice. Loans must be funded by the Lock Expiration Date. Other restrictions may apply. Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth in Lending Act.