

# me Mortgage

NMLS 133519

Effective Date: January 4, 2021

## Business Purpose Non-QM Rate Sheet

### LOCK DESK

**CONTACT:**

**E-mail:** [lockdesk@memortgage.com](mailto:lockdesk@memortgage.com)

**Direct:** 833-381-8733

**Lock Desk Closes at 3:30 PM PST**

### APPRAISAL ORDER PROCEDURES

AMC selection can be made at:  
<https://www.memortgage.com/appraisals/>

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### Underwriting Fee

\$1,995

### EXTENSION FEES

7 day	-0.150
10 day	-0.250
15 day	-0.375



# theNONI™

## NON OWNER NO INCOME

- **As little as 2 months reserves** (Use property cashflow to qualify)
- **FICOS As Low As 640**
- **No Seasoning** on cash out or rate and term
- **No LTV Restrictions** on 2-4 units
- **LTV's up to 80%** (min 740 fico)
- **No Rate Or Pricing Adjustments** on Cash Out, Interest Only, Condo, Units

### LOSS PAYEE

Hometown Equity Mortgage, LLC dba meMortgage its successors and/or assigns  
25531 Commercentre Dr #250, Lake Forest, CA 92630

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theNONI (DSCR ≥ 1.0)

Effective  
1/4/2021

			7/6 ARM PAR Pricing	
			DSCR ≥ 1.00 25 Day Lock	
Loan Amount	Reserves	FICO	Purchase or R/T*	Cash-Out*
\$200,000-\$1,500,000*	See Matrix	680+	5.25%	
		660-679	6.25%	
		640-659	6.75%	

\*See Matrix for restrictions and additional details regarding NJ PPP

Prepay Penalty	
Prepay Penalty	Max Price
3 Year Hard PPP	101
1 Year Hard/2 Year Soft PPP	100
No PPP (RI & NJ* only)	99

Program Codes	
TBDFX30	Beacon DSCR 30 Yr Fixed
TBD30AL07	Beacon DSCR 7/6 ARM
TBD30AL07IO	Beacon DSCR 7/6 ARM IO
TBD30AL010	Beacon DSCR 10/6 ARM
TBD30AL010IO	Beacon DSCR 10/6 ARM IO

BUBD ARM Only	
2:1 Buy up	
3:1 Buy down	
Minimum Rate	
7/6 ARM	5.250%
10/6 ARM	5.375%
30 Yr Fix	5.625%
ARM Index	
SOFR	
Margin	
4.50%	
CAPS	
2/1/5	
Floor Rate = Note Rate	
Borrower Paid Compensation Only	

Adjustments	LLRA
30 Year Fixed	+0.375%
10/6 ARM	+0.125%
1 Yr Hard/2 Yr Soft PPP	+0.50%
No PrePay RI & NJ* Only	+1.25%
FL Condo > 60% LTV	+0.25%
>=740 FICO & LTV 75.01 - 80%	+0.50%
40 Day Lock	+0.10%
Units	0.00%
Cash-out	0.00%
Condo	0.00%
7/6 ARM IO	0.00%
10/6 ARM IO	0.00%



		the NONI		
		Investor DSCR ≥ 1.00		
FICO	Loan Amount	Reserves	Purchase or R/T	Cash-Out
740	\$200,000-\$1,500,000	2 Months- Purchase & R/T 6 Months- C/O	80%	75%
660-739	\$200,000-\$1,500,000	2 Months- Purchase & R/T 6 Months- C/O	75%	70%
640-659	\$200,000-\$1,500,000	2 Months- Purchase & R/T 6 Months- C/O	70%	65%



Property Restrictions	Max LTV
Non-Warrantable Condo	Ineligible
Warrantable Condo	75%
2-4 Unit	No Restriction
Modular	65%
***Florida Condo***	70%
Rural Properties	70%

Additional Restrictions	
Maximum Cash-Out	\$500,000
1st Time Investor	Not Allowed
Max Acreage	5
Unleased Property (Refinance only) Does not apply to short term rentals	5% LTV reduction
Max # of Financed Properties	Committee review over 4
Gift Funds	Not Allowed
NonArms Length Trans.	Not Eligible
Minimum loan amount	\$200,000
Foreign Nationals	Not Allowed

Products	Margin & Caps	I/O (Y/N)	IO Period	Final Maturity	Interested Party Contributions/Seller Concessions	Residency
7/6 & 10/6 Adjustable Rate (ARM)	4.50	2/1/5	N	NA	30 years	All LTVs
30 Year Fixed	NA	NA	N	NA	30 years	Max 2%
Interest Only: 7/6 & 10/6 Adj Rate (ARM)	4.50	2/1/5	Y	10 Years	30 Years	US Citizen, Perm/NonPerm Res. Alien
Eligible States						
AL, AZ, CA, CO, CT, DE, FL, GA, HI, IA, IL**, KY, LA, MA, MN, MO, MD, NC, NJ**, OK, OR, PA*, RI**, SC, TN, TX***, UT, VA, WA						
**Must vest as Individual (no entities: LLC, inter vivos trust, etc)						
***TX C/O refinance must vest as Individual (no entities: LLC, inter vivos trust, etc)						

Notes
IL Cook County- Minimum Loan Amount is 250,001 and max rate 8%
*PA- Loan amounts ≥ \$256,024 can be vested as an Entity or as an Individual
*PA- Loan amounts < \$256,024 must be vested in a Corp, LLC, Partnership or Trust
Borrowers with "No Housing History" are not eligible - See Guidelines

Guidelines Quick Reference	
<b>ARM Index &amp; Floor Qualifying Rate</b>	Index: 30 Day SOFR   Floor = Note Rate Note Rate
<b>Qualifying Payment</b>	Full Amortization: PITIA based on note rate IO: Initial ITIA based on note rate
<b>Assets</b>	Sourced or seasoned 60 days (2 mos most recent bank statements req.)
<b>Credit</b>	Two (2) open and active tradelines, with at least one (1) seasoned for 24 months.
<b>Cash Out</b>	Business purpose use ONLY
<b>Prepayment Penalty</b>	6 months interest on 80% of the original principal balance (Standard Term = 3 years); ** Prepay Penalty allowed for loans closed in the name of Corporation or LLCs (personal guarantee required).
	*** NJ PPP allowed when closing in an entity, otherwise PPP must be bought out when closing as an individual. RI- PPP not allowed. Must buyout PPP.
<b>Impounds</b> Not required	
<b>Appraisal</b> • No C5 or C6 • ARR/CDA req or CU risk score ≤ 2.5	
<b>Min Sq. footage</b> 600 sq feet	
<b>Credit Score</b> • Must have 1 valid score; Take the Mid score when all 3 agency scores provided; lower of 2 if only 2; Lowest of all borrowers Representative score	
<b>Compliance</b> • Points & Fees may not exceed 5%	
Option 1:	• 3 yr Hard Prepay: can not sell or refi
Option 2:	• 1 yr Hard / 2 yr Soft PrePay: can not sell or refi in the 1st year, can sell but not refi in yrs 2-3

Credit	
Maximum Housing Lates	0x30x12
Minimum FC Seasoning months	48
Minimum SS/DIL Seasoning months	48
Minimum BK 7 Seasoning months	48
Minimum BK 13 Seasoning	48

Reserves
• C/O proceeds can be used to meet reserves
• Reserves for IO based on Interest Only Payment

<p><b>What is a DSCR Loan? How do you qualify?</b></p> <p>DSCR stands for Debt-Service-Coverage-Ratio. This means your loan is qualified based on the cash flow/ market rents of the subject property.</p> <p>How do I qualify? Take your gross rents based off the lesser of market rents or lease agreement / by the PITIA (Full Am) or ITIA (Interest Only)</p>	<p>Interest Only Example: If your DSCR ≥ 1.00 you've got a "NONI".</p> $\frac{\text{Gross Rents} = \$1500}{\text{ITIA} = \$1500} = 1.00 \text{ DSCR}$
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