

me Mortgage

NMLS 133519

Effective Date: September 19, 2022

Business Purpose Non-QM Rate Sheet

LOCK DESK

CONTACT:

E-mail: lockdesk@memortgage.com

Direct: 833-381-8733

Lock Desk Closes at 3:00 PM PST

APPRAISAL ORDER PROCEDURES

[AMC selection can be made at:
https://www.memortgage.com/appraisals/](https://www.memortgage.com/appraisals/)

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Underwriting Fee

Underwriting Fee: \$1,995
Doc Prep Fee: \$599

*EXTENSION FEES

5 day	-0.250
7 day	-0.325
10 day	-0.550
15 day	-0.650

*2 total lock extensions allowed

Eligible States

AK*, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS*, KY, LA, MA, MD, ME, MI*, MN*, MO, MS, MT, NC, ND, NE, NH, NJ, NM*, NV, NY, OH*, OK, OR, PA, RI*, SC, SD, TN, TX, UT, VA, WA, WI, WV, WY

*See Matrix for restrictions and additional details regarding Prepayment Penalty

MEET

the **NONI**™
NON OWNER NO INCOME

Click HERE
for more information

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 9/19/2022
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		-7/6 ARM PAR Pricing +5YR PrePay +15 Day Lock +ACH***			
Loan Amount		Reserves	FICO	Purchase or R/T*	Cash-Out*
\$100,000-\$3,500,000*		See Matrix	720+	7.750%	
			680-719	8.000%	
			660-679	8.625%	
			640-659	8.875%	
			620-639	9.625%	

Harness the power of NONI™

NONIPLUS

For Borrowers with FICO ≥ 720,
LTV ≤ 65%, Purchase & R/T Only



NONI65

For Borrowers with
FICO ≥ 680 and LTV ≤ 65%

*See Matrix for restrictions and additional details regarding Prepayment Penalty

Prepayment Penalty Adjustments		
Prepay Penalty	LLRA	Max Price
5 Year Hard PPP	0.000%	101.000
4 Year Hard PPP	+0.125%	101.000
3 Year Hard PPP	+0.250%	101.000
2 Year Hard PPP	+0.750%	100.750
1 Year Hard PPP	+0.875%	99.50**
*No PPP (AK, KS, MI, MN, MS, NM, OH, RI, loan amt < \$278,204 in PA Only, & NJ, IL if vested to individuals)		
	+1.000%	99.00**

** No Buy Up Allowed

Program Codes	
TBDFX30	Beacon DSCR 30 Yr Fixed
TBDFX40	Beacon DSCR 40 Yr Fixed
TBDFX30IO	Beacon DSCR 30 Yr Fixed IO
TBDFX40IO	Beacon DSCR 40 Yr Fixed IO
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


BUY UP/BUY DOWN	Adjustments	LLRA
2:1 BUY UP	NONI Plus (Purchase, R/T Only, FICO ≥ 720, LTV ≤ 65%, & Min rate 7.500%)	-0.250%
4:1 BUY DOWN	30 Year Fixed	+0.000%
Max Buy Up	40 Year Fixed	+0.250%
+500%	Interest Only - All Terms	+0.250%
Max Buy Down	10/6 ARM	+0.000%
-250%	Loan Amt ≤ \$250,000	+0.500%
ARM Index	Loan Amt \$1,500,000 - \$2,500,000	+0.250%
SOFR	Loan Amt \$2,500,001 - \$3,500,000	+0.625%
Margin	Cash-Out Refinance	+0.250%
4.50%	2-4 units & LTV ≥ 70.01%	+0.375%
CAPS	LTV 75.01%-80% & 660-719 FICO	+0.750%
2/1/5	LTV 75.01%-80% & 720+ FICO	+0.250%
Floor Rate = Note Rate	LTV 80.01%-85% & 700-719 FICO	+1.000%
Borrower Paid Compensation Only	LTV 80.01%-85% & 720+ FICO	+0.750%
	Non-Warrantable Condo	+0.500%
	ACH Waiver (Auto Pay)	+0.125%
	Condotel/Care Facility****	+0.750%
	Foreign National	+1.000%
	30 Day Lock	+0.125%

*See matrix

**Underwriting exceptions are subject to a price and/or rate adjustment

***Base note rate includes ACH set up

****Email Lock Desk for manual rate adjustment

	thenearNONI (DSCR <1.00)	Effective 9/19/2022

Loan Amount		Reserves	FICO	Purchase or R/T*	Cash-Out*
\$100,000-\$3,000,000*		See Matrix	720+	8.125%	
			680-719	8.625%	
			660-679	9.375%	



Harness the power of NONItm
with
NONI65 | For Borrowers with
FICO ≥ 680 and LTV ≤ 65%

*See Matrix for restrictions and additional details regarding Prepayment Penalty

Prepay Penalty Adjustments		
Prepay Penalty	LLRA	Max Price
5 Year Hard PPP	0.000%	101.000
4 Year Hard PPP	+0.125%	101.000
3 Year Hard PPP	+0.250%	101.000
2 Year Hard PPP	+0.750%	100.750
1 Year Hard PPP	+0.875%	99.50**
*No PPP (AK, KS, MI, MN, MS, NM, OH, RI, loan amt < \$278,204 in PA Only, & NJ, IL if vested to individuals)	+1.000%	99.00**

** No Buy Up Allowed

Program Codes	
TBDFX30	Beacon DSCR 30 Yr Fixed
TBDFX40	Beacon DSCR 40 Yr Fixed
TBDFX30IO	Beacon DSCR 30 Yr Fixed IO
TBDFX40IO	Beacon DSCR 40 Yr Fixed IO
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

BUY UP/BUY DOWN
2:1 BUY UP
4:1 BUY DOWN
Max Buy Up
+ .500%
Max Buy Down
- .250%
ARM Index
SOFR
Margin
4.50%
CAPS
2/1/5
Floor Rate = Note Rate
Borrower Paid
Compensation Only

Adjustments	LLRA
30 Year Fixed	+0.000%
40 Year Fixed	+0.250%
All IO's	+0.250%
10/6 ARM	0.000%
Loan Amt <=\$250,000	+0.500%
Loan Amt \$1,500,000 - \$2,500,000	+0.250%
Loan Amt \$2,500,001 - \$3,000,000	+0.625%
Cash-Out Refinance	+0.250%
2-4 units & LTV >=70.01%	+0.375%
Non-Warrantable Condo	+0.500%
Condotel/Care Facility****	+0.750%
ACH Waiver (Auto Pay)	+0.125%
Foreign National	+1.000%
DSCR < .75	+1.125%
30 Day Lock	+0.125%

*See matrix

**Underwriting exceptions are subject to a price and or rate adjustment

Base note rate includes ACH *Email Lock Desk for manual rate adjustment

the NONI					DSCR ≥ 1.00
FICO	Loan Amount	Purchase	R/T	Cash-Out	Reserves
700+	\$1,000,000	85%	80%	75%	0 Months- Purchase & R/T 6 Months- C/O
	\$1,500,000	85%	80%	75%	
	\$2,000,000	80%	80%	70%	
	\$3,500,000	70%	70%	60%	
660+	\$1,000,000	80%	80%	75%	0 Months- Purchase & R/T 6 Months- C/O
	\$1,500,000	80%	80%	75%	
	\$2,000,000	70%	70%	65%	
	\$3,000,000	65%	65%	N/A	
620+	\$1,000,000	70%	70%	65%	0 Months- Purchase & R/T 6 Months- C/O
	\$1,500,000	70%	70%	60%	
	\$2,000,000	65%	65%	N/A	
	\$3,000,000	60%	60%	N/A	

the nearNONI					DSCR < 1.00
FICO	Loan Amount	Purchase	R/T	Cash-Out	Reserves
700+	\$1,000,000	75%	75%	70%	6-Months
	\$1,500,000	75%	75%	70%	
	\$2,000,000	70%	70%	60%	
	\$3,000,000	60%	60%	N/A	
660+	\$1,000,000	70%	70%	65%	6-Months
	\$1,500,000	70%	70%	65%	
	\$2,000,000	65%	65%	60%	
	\$3,000,000	60%	60%	N/A	

****Purchases with LTVs > 80% & Refinances with LTVs > 75% require a 1.15 DSCR**

Credit		Program Parameters	
Mortgage History	1x30x12 No Restriction	Minimum Loan Amount	\$100,000
	0x60x12 Max LTV 70% Purchase-R/T / 70% Cash-Out	Maximum Loan Amount	\$3,500,000
FC, DIL, SS, BK	≥ 36 Months – No Restrictions	Maximum Cash-Out	LTV ≥ 65% Max \$500k LTV < 65% \$2mm
	24 and < 36 Months Max LTV 70% Purchase-R/T / 70% Cash-Out	LTV Restrictions	
Borrower Eligibility		*STR	5% LTV reduction 20% expense factor to be applied to Gross Rental Income
1 st Time Investor	680 Minimum Fico	ACH Enrollment required	Purchase & R/T LTV > 75%; Cash-out LTV > 70%
1 st Time Homebuyer	Not Eligible	Non-Warrantable Condo	Purchase & R/T 75% Cash-out 70%
Citizenship	US Citizen, Perm/Non-Perm Res. Alien	Condo/otel	Purchase 75% Refinances 65% Max Loan = \$1,500,000 Min Sq Ft = 500
Credit Score	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		Assisted Living / Nursing Home
Tradeline Requirement	(2) open and active tradelines, with at least (1) seasoned for 24 months. If all Borrowers have 3 Fico Scores, No Tradelines required.	Modular	65% Max LTV
Quick Reference Guidelines		Rural Properties	Not Eligible
Qualifying Rate	Note Rate	Unleased Property (Refinance only); Does not apply to short term rentals	Max LTV 70% for DSCR ≥ 1.00 Max LTV 65% for DSCR ≤ 1.00
Qualifying Payment	Full Amortization: PITIA based on note rate; IO: Initial ITIA based on note rate	Gift Funds allowed with 5% borrower funds	No LTV Reduction
Arm Index & Floor	Index: 30 Day SOFR : Floor = Note Rate	100% Gift Funds	10% LTV Reduction
Assets	Sourced & Seasoned 30 Days (1 Mo's recent Statements Req)	Additional Restrictions	
Cash-Out	Business Purpose use ONLY	Max # of Financed Properties	Committee review over 4
Impounds	Not Required	Non Arm's Length Transactions	Not Eligible
Compliance	Points & Fees may not exceed 5%	Vesting in LLC's	All Members must be individuals
Seller Concessions	Max 2%	DSCR < 0.75	See rate sheet for pricing adjustments
Appraisal	No C5 or C6; 2 Appraisals > \$1.5MM; ARR/CDA req or CU risk score > 2.5	Prepayment Penalty	
Minimum SQFT	600 ft	Standard prepay is 5% of the amount prepaid Prepay Options: *0, 1, 2, 3, 4 & 5 year prepay options available Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout PPP	
Max Acreage	2	State Specific: *PA- Loan amounts < \$278,204 cannot have a prepayment penalty *PA- Loan amounts < \$278,204 must be vested in a Corp, LLC, Partnership or Trust *IL - Loan with a rate ≥ 8% must close in the name of an entity IL & NJ - Prepayment penalty not allowed if vesting as an individual	
Reserves	Eligible States		
*C/O proceeds can be used *Reserves for I/O based of ITIA Payment *Gift Funds cannot be used for reserves	AK, AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, SD, TN, TX, UT, VA, WA, WI, WV, WY		

the NONI65					DSCR ≥ 1.00
FICO	Loan Amount	Purchase	R/T	Cash-Out	Reserves
680+	\$2,000,000	65%	65%	65%	None Required

Condotel Parameters	
<ul style="list-style-type: none"> Projects that are managed and operated as a hotel or motel. A project that includes registration services Investor concentration up to 100%. 	<ul style="list-style-type: none"> Maximum Loan Amount: \$1.5 million Minimum Loan Balance: \$1,500,000 Minimum square footage: 500

Credit			Program Parameters	
Mortgage History	0x60x12		Minimum Loan Amount	\$100,000
FC, DIL, SS, 120+ Days late	24 Months	< 36 months - \$1.5M Max Loan Amount	Maximum Loan Amount	\$2,000,000
Chapter 7/11/13 BK Seasoning	24 Months		Maximum Cash-Out	\$1,000,000
Borrower Eligibility			LTV Restrictions	
1 st Time Investor	Allowed		ACH Enrollment required	Required
1 st Time Homebuyer	Not Eligible		Non-Warrantable Condo	No Restriction
Citizenship	US Citizen, Perm/Non-Perm Res. Alien		Condotel	No Restriction
Credit Score	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		*STR	5% LTV reduction 20% expense factor to be applied to Gross Rental Income
Tradeline Requirement	Mortgage only credit report with FICO required.		Assisted Living / Nursing Home	Allowed: home must be residential in nature and have little to no alterations
Quick Reference Guidelines			Additional Restrictions	
Qualifying Rate	Note Rate		Modular	No Restriction
Qualifying Payment	Full Amortization: PITIA based on note rate; IO: Initial ITIA based on note rate		Rural Properties	Not Eligible
Arm Index & Floor	Index: 30 Day SOFR : Floor = Note Rate		Unleased Property (Refinance only); Does not apply to short term rentals	No Restriction
Assets	Sourced & Seasoned 30 Days (1 Mo's recent Statements Req)		100% Gift Funds	No LTV Reduction
Cash-Out	Business Purpose use ONLY	6 Months - 12 to use appraised value	Additional Restrictions	
Impounds	Not Required		Max # of Financed Properties	Committee review over 4
Compliance	Points & Fees may not exceed 5%		Non-Arms Length Transactions	Not Eligible
Seller Concessions	Max 2%		Vesting in LLC's	All Members must be individuals
Appraisal	No C5 or C6; 2 Appraisals >\$1.5MM; ARR/CDA req or CU risk score >2.5		DSCR	No Minimum
Minimum SQFT	600 ft		STR Experience	Not Required
Max Acreage	2		Prepayment Penalty	
Reserves	Eligible States		Standard prepay is 5% of the amount prepaid Prepay Options: *0, 1, 2, 3, 4 & 5 year prepay options available Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout PPP	
*C/O proceeds can be used *Reserves for I/O based of ITIA Payment *Gift Funds cannot be used for reserves	AK, AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, SD, TN, TX, UT, VA, WA, WI, WV, WY		State Specific: *PA- Loan amounts < \$278,204 cannot have a prepayment penalty *PA- Loan amounts < \$278,204 must be vested in a Corp, LLC, Partnership or Trust *IL - Loan with a rate ≥ 8% must close in the name of an entity IL & NJ - Prepayment penalty not allowed if vesting as an individual	

DSCR ≥ 1.00					Reserves
FICO	Loan Amount	Purchase	R/T	Cash-Out	
680+	\$1,000,000	75%	65%	65%	6 Months
	\$1,500,000	70%	60%	60%	12 Months

DSCR < 1.00					Reserves
FICO	Loan Amount	Purchase	R/T	Cash-Out	
680+	\$1,000,000	65%	60%	60%	12- Months
	\$1,500,000	65%	N/A	N/A	
Foreign Credit	\$1,000,000	65%	60%	60%	
	\$1,500,000	65%	N/A	N/A	

Credit		Program Parameters	
Mortgage History	0x30x12	Minimum Loan Amount	\$150,000
FC, DIL, SS, 120+ Days late	36 Months	Maximum Loan Amount	\$1,500,000
Chapter 7/11/13 BK Seasoning	36 Months	Maximum Cash-Out	≥ 50% LTV max \$300,000 : <50% LTV max \$500,000
Borrower Eligibility		LTV Restrictions	
1 st Time Investor	680 Minimum Fico	ACH Enrollment	Required
1 st Time Homebuyer	Allowed	Non-Warrantable Condo	Not Allowed
Citizenship	Russia, Venezuela, and Belarus are not Eligible	Condotel	65%
Credit Score	US Credit - Middle score or lower of 2, No US Credit - Treat as 680	*STR	5% LTV reduction 20% expense factor to be applied to Gross Rental Income
Tradeline Requirement	US Credit - Min 2x24 or 3x12, No US Credit - 2 Credit Reference Letters	Assisted Living / Nursing Home	Not Allowed
Quick Reference Guidelines		Modular	65%
Qualifying Rate	Note Rate	Rural Properties	Not Eligible
Qualifying Payment	Full Amortization: PITIA based on note rate; IO: Initial ITIA based on note rate	Unleased Property (Refinance only); Does not apply to short term rentals	5% LTV Reduction
Arm Index & Floor	Index: 30 Day SOFR : Floor = Note Rate	Gift Funds allowed with 5% borrower funds	Not Eligible
Assets	Min of 30-days asset verification required; any large deposit must be sourced	100% Gift Funds	Not Eligible
Cash-Out	Business Purpose use ONLY	Additional Restrictions	
Impounds	Not Required	Max # of Financed Properties	Committee review over 4
Compliance	Points & Fees may not exceed 5%	Non Arm's Length Transactions	Not Eligible
Seller Concessions	Max 2%	Vesting in LLC's	Not Eligible
Appraisal	No C5 or C6; 2 Appraisals >\$1.5MM; ARR/CDA req or CU risk score >2.5	DSCR < 0.75	Not Eligible
Minimum SQFT	600 ft	Prepayment Penalty	
Max Acreage	2	Standard prepay is 5% of the amount prepaid Prepay Options: *0, 1, 2, 3, 4 & 5 year prepay options available Not allowed in AK, KS, MI, MN, MS, NM, OH & RI; Must buyout PPP	
Reserves	Eligible States	State Specific: *PA- Loan amounts < \$278,204 cannot have a prepayment penalty *PA- Loan amounts < \$278,204 must be vested in a Corp, LLC, Partnership or Trust *IL - Loan with a rate ≥ 8% must close in the name of an entity IL & NJ - Prepayment penalty not allowed if vesting as an individual	
C/O proceeds can be used Reserves for I/O based of ITIA Payment Gift Funds cannot be used for reserves	AK, AL, AR, AZ, CA, CO, CT, DE, DC, FL, GA, HI, IA, ID, IL*, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NJ, NV, NY, OH, OK, OR, PA*, RI, SC, SD, TN, TX, UT, VA, WA, WI, WV, WY		