Consumer Purpose Sub-Prime Owner Occupied

CA, AZ, OR, ID, CO, UT & TX Only! *All O/O products have NO Prepay!*

ATHAS Capital Group

Bringing Our Broker Community Structure & Sub Prime Lending Sophistication & Service

February 14th, 2014

Credit Grade "A"	Up to LTV	Rates / Points	Rates / Points	Rates / Points	Rates / Points
700+ Fico	30%	7.250/ 1.00 *	8.250 / .50 *	9.250 / **par**	--
Mtg 0x30 (12 months)	40%	7.375 / 1.00 *	8.375 / .50 *	9.375 / **par**	--
No BK 3 Years	50%	7.500 / 1.00 *	8.500 / .50 *	9.500 / **par**	--
No Short Sale 3 years	55%	7.625 / 1.25 *	8.625 / .75 *	9.625 / .25	10.125 / **par**
No FC Last 5 years	60%	7.750 / 1.25 *	8.750 / .75 *	9.750 / .25	10.250 / **par**
Refinance 75% LTV	65%	7.875 / 1.50 *	8.875 / 1.00 *	9.875 / .50	10.875 / **par**
Purchase 80% LTV	70%	7.990 / 1.75 *	8.900 / 1.25 *	9.990 / .75	10.990 / **par**
	75%	8.250 / 1.75 *	9.250 / 1.25	10.250 / .75	11.250 / .50
	80%	8.500 / 1.75 *	9.500 / 1.25	10.500 / .75	11.500 / .50
Credit Grade "A-"	Up to LTV	Rates / Points	Rates / Points	Rates / Points	Rates / Points
650+ Fico	30%	7.750 / 1.00 *	8.750 / .50 *	9.750 / **par**	--
Mtg 1x30 (12 months)	40%	7.875 / 1.00 *	8.875 / .50 *	9.875 / **par**	--
No BK w/in 3 years	50%	7.990 / 1.00 *	8.990 / .50 *	9.990 / **par**	--
No Short Sale 2 years	55%	8.125 / 1.25 *	9.125 / .75	10.125 / .25	10.625 / **par** -
No FC Last 3 years	60%	8.250 / 1.50 *	9.250 / 1.00	10.250 / .50	11.250 / **par**
Refinance 70% LTV	65%	8.375 / 1.50 *	8.375 / 1.00	10.375 / .50	10.375 / **par**
Purchase 75% LTV	70%	8.500 / 2.00 *	9.500 / 1.50	10.500 / 1.00	11.500 / .50
	75%	8.625 / 2.00 *	9.625 / 1.50	10.625 / 1.00	11.625 / .50
Credit Grade "B"	Up to LTV	Rates / Points	Rates / Points	Rates / Points	Rates / Points
600+ Fico	30%	8.750 / 1.00 *	9.750 / .50	10.750 / **par**	--
Mtg 3x30 (12 months)	40%	8.875 / 1.00 *	9.875 / .50	10.875 / **par**	--
No BK w/in 2 years	50%	8.990 / 1.25 *	9.990 / .75	10.990 / .25	11.500 / **par**
No FC Last 2 years	55%	9.125 / 1.50	10.125 / 1.00	11.125 / .50	12.125 / **par**
Refinance 65% LTV	60%	9.250 / 1.75	10.250 / 1.25	11.250 / .75	12.250 / .25
Purchase 70% LTV	65%	9.375 / 1.75	10.375 / 1.25	11.375 / .75	12.375 / .50
	70%	9.500 / 2.00	10.500 / 1.50	11.500 / 1.00	12.500 / .50
Credit Grade "B-"	Up to LTV	Rates / Points	Rates / Points	Rates / Points	Rates / Points
550+ Fico	30%	8.990 / 1.25	9.990 / .75	10.990 / .25	11.500 / **par**
Mtg 1x60 (12 months)	40%	9.125 / 1.25	10.125 / .75	11.125 / .25	11.625 / **par**
No BK w/in 1 years	50%	9.250 / 1.50	10.250 / 1.00	11.250 / .50	12.250 / **par**
No FC Last 1 years	55%	9.375 / 1.50	10.375 / 1.00	11.375 / .50	12.375 / **par**
Refinance 60% LTV	60%	9.750 / 1.75	10.750 / 1.25	11.750 / .75	12.750 / .25
Purchase 65% LTV	65%	9.990 / 2.00	10.990 / 1.50	11.990 / 1.00	12.990 / .50

Area of Lending:
- CA, AZ, OR, ID, CO, UT & TX only. (No O/O refinances in TX)

Property Types:
- SFR's – Condos – Townhouses – 2 to 4 Units

Property Condition:
- Property must show "Pride of Ownership"
- See Hard-Money product for properties that have deferred maintenance.

Loan Terms:
- All loans are 5 year interim fixed variable rate 30 year fully amortized product.
- Index – 6 month Libor -- Margin 7.95% -- Caps 2/1/4 – Floor = Start Rate

Loan Amounts:
- $50,000 - $750,000 (exceptions considered to $1M)

Debt To Income "DTI":

Gross Monthly Income	Max DTI
Under $2,000	35%
$2,001 - $2,500	40%
$2,501 - $4,000	45%
Over $4,000	50%

Income Documentation:
- Full Doc - W-2 & Paystub, 1040's or Asset depletion
- Alt Doc - 24 or 12 months personal bank statement
- Asset depletion – 101% of loan amount.
- See Hard-Money product for "Stated Income" options.

Down Payments:
- All down payment funds MUST be sourced in the last 60 days.

Pre Pay Note:
All O/O consumer transactions have NO prepay.

Ancillary fees paid at closing:
- $995 Underwriting
- $150 review fee if Athas doesn't order Appraisal

Rate Lock:
- Rate floats until DOC's are ordered.

Federal / State Tax Liens & Judgments:
- All income tax liens & judgments on credit must be paid through closing if they are in excess of $2,500. All tax liens and judgments on title must be paid.

Minimum Rate = 7.250%

Maximum Points:
- O/O Max combined points determined by state or local lending laws
- Max broker points - 4%

Owner Occupied Refinance ONLY:
- If APR is 6.5% (or less) above APOR then lender/broker points and fees will be able to be financed into the loan proceeds.
- If APR is above that guideline lender/broker points and fees will have to be paid by borrower.

Might be able to finance fees on o/o refinances into loan proceeds if APR meets above guidelines.

See Our Hard Money Product For The Following!!

<550 Ficos
BK's within 1 year
Foreclosures within 1 year
Major Mtg. delinquencies in 1 year
Properties w/ deferred maintenance
Stated Loans

Loan Amounts < $50,000
Loan Amounts >$750,000
Rural Properties
Commercial Properties

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EQUAL HOUSING LENDER

Sub Prime Product Add-Ons / Reductions:

Description	Rate	Cost	Note
Alt Doc (24 mtn bank statements)	--	+50 bps	
Alt Doc (12 mth bank statements)	+25 bps	+50 bps	None
Buy Down	-50 bps	+100 bps	From tier 1 pricing only (Max 2 points buy down)
Commuter Neighborhoods	None	None	Possible CBC 5% reduction
2-4 Units	None	None	None
$500K+	None	None	None
$650K+	None	None	None
1st Time Home Buyer	None	None	None

This is not a commitment to lend. Restrictions may apply. For Wholesale use only! Not for distribution to the general public. LTV limits are based on current, accurate appraised value. Athas Capital Group reserves the rights to amend rates & guidelines. All loans are made in compliance with federal, state and local laws. Athas Capital Group, a California corporation, is a Department of Business Oversight Lender "DBO" (Lic# 603-F869). Athas Capital Group NMLS# 275237