

PRODUCT SHEET

HELOC

**Home Equity Line Of Credit (05/17/2017 update)
2nd mortgage program**



BENEFITS:

- Avoid paying PMI but make less than 20% Downpayment.
- Keep from paying Jumbo rates on loans over \$424,100 loan amount.
- Make a large downpayment but still have access to those funds.
- Interest is only paid on drawn funds.
- Close simultaneous with OneRay 1st mortgage.
- Refinance and Cash-out are all allowed within 90 days of purchase.
- No prepayment or early termination fees.

TERMS:

- Min HELOC \$7,500 and max \$350,000 but no draw is required.
- Up to 90% CLTV below \$1,275,000 combined loans.
- Adjustable rate of Prime + 0.99% to 1.99%. 18% life cap.
- 30 year loan with 10 year interest only (IO) draw period.
- Fees drawn from HELOC after closing.
 - \$75.00 annual fee
 - \$7.00 Flood cert
 - \$3.15 Credit
 - \$25.00 Processing
 - \$250.00 appraisal review
 - \$30.00 VOE
 - \$30 wire fee
- Flag title policy only required if standalone line or simultaneous line > \$250,000.

	20% Down	10% Down	80/10/10
Sales Price	\$350,000	\$350,000	\$350,000
Down Payment	\$70,000	\$35,000	\$35,000
Loan Amount	\$280,000	\$315,000	\$280,000
HELOC Amount			\$35,000
Monthly Payment	\$1,398	\$1,572	\$1,398
Priv Mrtg Ins - PMI		\$192	
HELOC Payment			\$175
Total Payments	\$1,398	\$1,764	\$1,573
Total Cash to Close	\$77,600	\$43,000	\$43,000
APR	4.460%	4.462%	4.473%

QUALIFICATIONS:

- 2nd lien only. Cannot be 1st position loan.
- Owner occupied only.
- **Credit** – Only primary borrower (most income) credit is used.
 - Min 3 credit bureau trade lines with at least one with three year history. (Opened or closed)
 - Min FICO of 700 up to \$750,000 combined loans.
 - Min FICO of 730 for \$750,000 to \$1,275,000.
 - No foreclosure or short sale are allowed within the last 5 years.
 - No bankruptcy filed within the last 8 years.
- **Income/Expenses** - Max DTI 38.00/45.00
 - May pay off debts to qualify.
 - 2106 expenses are not deducted from qualifying income.
 - Installment debts < 6 months to pay can be excluded.
- **Assets** – No reserves required. Satisfy the 1st and good to go.
- **Property** – Owner occupied only by all borrowers.
 - Appraisal must be < 120 days old at submission and close within 150 days.
 - Max 6 owned properties in addition to the subject.



Product sheet courtesy of:

Ray Jones (559) 446-2882

Updates and more details available at **OneRay.com/HELOC**

Serving Central CA



Mortgage License
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