

COGO LOAN PROGRAMS

Purchase Rates (current as of 04.01.20)

Regular Rates		Premium Rates	
Purchase Price	90%*	Purchase Price	100%*
Rehab	100%*	Rehab	100%*
Purchase Closing Costs	0%	Purchase Closing Costs	100%*
*Total Not to Exceed L.T.V.	65%	*Total Not to Exceed L.T.V.	70%

Refinance Rates (current as of 04.01.20)

Regular Rates		Premium Rates	
Rehab	100%*	Rehab	100%*
Closing Costs	0%	Closing Costs	100%*
*Total Not to Exceed L.T.V.	65%	*Total Not to Exceed L.T.V.	70%
<p>If cash out exceeds 10% of loan amount, max LTV is 50% <i>Verification of 10% down at acquisition required.</i></p>		<p>If cash out exceeds 10% of loan amount, max LTV is 50% (may include closing costs)</p>	

Compensating Factors

Credit Score	Experience	Points	Interest
720+	5+	2%	12%
680-719	3-4	3%	13%
620-679	1-2	4%	14%
619 & Under	0	5%	15%

Buy Down of Points and Interest

Additional Cash to Close	Points	Points
5%	-1%	-1%
10%	-2%	-2%
15%	-3%	-3%

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*A.R.V. Rates (current as of 04.01.20)

*same as Purchase

Regular Rates		Premium Rates	
Purchase Price	90%*	Purchase Price / Refinance	100%*
Rehab	100%*	Rehab	100%*
Purchase Closing Costs	0%	Purchase Closing Costs	100%*
*Total Not to Exceed L.T.V. (Based on ARV)	65%	*Total Not to Exceed L.T.V. (Based on ARV)	70%

A.R.V. Refinance (Current as of 04.01.20)

Regular Rates		Premium Rates	
Rehab	100%*	Rehab	100%*
Purchase Closing Costs	0%	Purchase Closing Costs	100%*
*Total Not to Exceed L.T.V. (Based on ARV)	65%	*Total Not to Exceed L.T.V. (Based on ARV)	70%
<p>If cash out exceeds 10% of loan amount, max LTV is 50% (Based on ARV) <i>Verification of 10% down at acquisition required.</i></p>		<p>If cash out exceeds 10% of loan amount, maxed LTV is 50% (Based on ARV)</p>	

Cash-Out

Cash-Out
For any and all Cash-Out loans:
If cash out exceeds 10% of loan amount, max LTV is 50%