



HPML (High Priced Mortgage Loan)

Sometimes our loans are classified as HPML (High Priced Mortgage Loan) due to the APR being above the threshold allowed per Dodd Frank regulations.

We accept HPML loans, but *Federal Law* requires all HPML loans have an impound account.

5th Street Capital cannot waive the requirement for escrows on an HPML loan due to it being a *Federal Law* not a 5th Street Capital requirement.

HPML is calculated by adding either:

- 1.50% to the APOR (average prime offer rate) for loans below the conforming loan limit per County
- or
- 2.50% to the APOR (average prime offer rate) for loans above the conforming loan limit

If the loan APR is over the HPML APR threshold an impound account is required per regulation

How to Check if Your Loan is HPML:

- Log on to our site <https://5thstreetcapital.mortgagebotlos.com/>
- Search by last name or loan number
- Click on your borrower
- Click the compliance alert triangle on the top right-hand corner of your screen (see image on next page)
- Click the higher priced mortgage loan tab (see image on next page)
- Click show details (see image on next page)

TEST1 TEST_LAST1
Loan #4416200923

Type to filter...

Forms & Docs

Lending Portal - URLA

Doc Packages

Closing Docs

4416200923 - TEST1 TEST_LAST1

Application Criteria

Application Date: 3/13/2024
Name
Monthly Income
Social Security Number

Loan Details

Compliance Alerts

Overview General Alerts Ability To Repay/QM Higher Priced Mortgage Loan HOEPA/ High Cost Loan

Loan Details					
Amortization Type:	Fixed	Product:	Non-	Loan Purpose:	Purchase
Amortization Term:	360	Conforming 30 year Fixed 5Sch		Occupancy:	Primary
Lien Position:	First	Note Rate:	7.125%	Residence	
AUS Approval Date:		PITI:	\$4,716.03	Rate Status:	Floating

Compliance Alerts

Overview General Alerts Ability To Repay/QM Higher Priced Mortgage Loan HOEPA/ High Cost Loan

This transaction does not appear to be a Higher Priced Mortgage Loan (HPML)

HPML - Higher Priced Mortgage Loan (HPML) APR Coverage Test

Show Details

HPML APR Threshold: 8.320% Transaction APR: 7.2294%