

(888) 702-3385
lockdesk@5thstcap.com
info@5thstcap.com
Lock Desk Hours: 9:00 AM - 5:00 PM PST
www.5thstcap.com

Full Doc
Non-Conforming Portfolio Product

Effective Date:
7:00AM PST 08/08/2022
Last Revised (07/15/2022)

Rate	5/6 Arm 2/1/5 21 Day	7/6 Arm 5/1/5 21 Day	30 Yr Fixed 21 Day
11.375	109.250	109.000	108.750
11.250	109.000	108.750	108.500
11.125	108.750	108.500	108.250
10.990	108.500	108.250	108.000
10.875	108.250	108.000	107.750
10.750	108.000	107.750	107.500
10.625	107.750	107.500	107.250
10.500	107.500	107.250	107.000
10.375	107.250	107.000	106.750
10.250	107.000	106.750	106.500
10.125	106.750	106.500	106.250
9.990	106.500	106.250	106.000
9.875	106.250	106.000	105.750
9.750	106.000	105.750	105.500
9.625	105.750	105.500	105.250
9.500	105.500	105.250	105.000
9.375	105.250	105.000	104.750
9.250	105.000	104.750	104.500
9.125	104.750	104.500	104.250
8.990	104.500	104.250	104.000
8.875	104.250	104.000	103.750
8.750	104.000	103.750	103.500
8.625	103.750	103.500	103.250
8.500	103.500	103.250	103.000
8.375	103.250	103.000	102.750
8.250	103.000	102.750	102.500
8.125	102.750	102.500	102.250
7.990	102.500	102.250	102.000
7.875	102.250	102.000	101.750
7.750	102.000	101.750	101.500
7.625	101.750	101.500	101.250
7.500	101.500	101.250	101.000
7.375	101.250	101.000	100.750
7.250	101.000	100.750	100.500
7.125	100.750	100.500	100.250

TIP: Add up all the applicable pricing adjustments under the LTV column for your loan and then deduct it from the base pricing above to reach the borrower's par rate with 5th Street Capital.

[Compensation Faqs Click here](#)

Pricing Adjustments									
Description	LTV								
	≤ 50	50.01-55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80	80.01-85	85.01-90
760+	0.000	0.000	0.000	0.000	-0.250	-0.500	-1.000	-1.750	n/a
740-759	0.000	0.000	0.000	0.000	-0.500	-0.750	-1.500	n/a	n/a
720-739	0.000	0.000	0.000	-0.250	-0.500	-1.000	-1.750	n/a	n/a
700-719	0.000	-0.250	-0.250	-0.500	-1.000	-1.500	-2.250	n/a	n/a
680-699	-0.250	-0.500	-0.500	-0.750	-1.250	-2.000	n/a	n/a	n/a
660-679	-0.500	-0.500	-0.750	-1.250	-1.750	n/a	n/a	n/a	n/a
640-659	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
620-639	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
≥ 200k < \$500k	-0.500	-0.500	-0.500	-0.500	-0.750	-0.750	-0.750	-1.000	n/a
≥ \$500k < \$2mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
≥ \$2mm < \$3mm	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500	n/a	n/a	n/a
> \$3mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Second Home	-0.250	-0.500	-0.500	-0.500	-0.750	-1.000	n/a	n/a	n/a
Investment(3 Yr. Prepay)	-0.750	-0.750	-1.000	-1.000	-1.000	-1.250	n/a	n/a	n/a
Foreign Natl (2nd Home)	-1.000	-1.250	-1.500	n/a	n/a	n/a	n/a	n/a	n/a
Foreign Natl (Inv 3yr pp)	-1.500	-1.750	-2.000	n/a	n/a	n/a	n/a	n/a	n/a
Condo	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250	n/a
Non Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	n/a	n/a	n/a
Cash Out	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a	n/a	n/a
DTI > 43 to 50	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	n/a
Asset Depletion	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a	n/a
Interest Only	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	n/a
No Escrows	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	n/a

Primary Residence - Full Doc Matrix (Interest only max 85%)				
Loan Amount	FICO	Purchase	Rate/Term	Cash Out
\$200,000 - \$1,000,000	760	85%	85%	75%
	700	80%	80%	70%
	680	75%	75%	65%
	660	70%	70%	n/a
\$1,000,001 - \$1,500,000	720	80%	80%	70%
	700	75%	75%	65%
	680	70%	70%	60%
	660	65%	65%	n/a
\$1,500,001 - \$2,000,000	720	75%	75%	65%
	700	70%	70%	60%
	680	65%	65%	55%
	660	60%	60%	n/a
\$2,000,001 - \$2,500,000	720	70%	70%	60%
	700	65%	65%	55%
	680	60%	60%	50%
	700	60%	60%	50%
\$2,500,001 - \$3,000,000	720	65%	65%	55%
	700	60%	60%	50%

Second Home - Full Doc Matrix (Interest only max 75%)				
Loan Amount	FICO	Purchase	Rate/Term	Cash Out
\$200,000 - \$1,000,000	760	75%	75%	65%
	700	70%	70%	60%
	680	65%	65%	55%
	660	60%	60%	n/a
\$1,000,001 - \$1,500,000	720	70%	70%	60%
	700	65%	65%	55%
	680	60%	60%	50%
	660	55%	55%	n/a
\$1,500,001 - \$2,000,000	720	65%	65%	55%
	700	60%	60%	50%
	680	55%	55%	45%
	720	60%	60%	50%
\$2,000,001 - \$2,500,000	700	55%	55%	45%
	700	55%	55%	45%
\$2,500,001 - \$3,000,000	720	55%	55%	45%

Investment Properties - Full Doc Matrix (Interest only max 75%)				
Loan Amount	FICO	Purchase	Rate/Term	Cash Out
\$200,000 - \$750,000	760	75%	75%	65%
	720	70%	70%	60%
	700	65%	65%	55%
	680	60%	60%	50%
\$750,001 - \$1,000,000	720	70%	70%	60%
	700	65%	65%	55%
	680	60%	60%	50%
\$1,000,001 - \$1,500,000	720	65%	65%	55%
	700	60%	60%	50%

Full Doc Program Notes	
Product Codes	Primary and Second Home - 55Ch 5/6 P&L 5/6 I/O, 7/6 P&L 7/6 I/O, 30 Year Fixed Investment Properties - 55Ch 5/6 P&L 5/6 I/O, 7/6 P&L 7/6 I/O, 30 Year Fixed
Credit Score	Use primary wage earner's middle score
12 Month Mortgage History	1 x 30
FC/SS/DL Seasoning	36 Months
BK (7,11 or 13) Discharge	36 Months
Reserves	Loan Amount <= \$1.5mm 6 months PITI Loan Amount > \$1.5mm 12 months PITI
DTI	**2nd homes and Investment properties require an additional 2 months PITI for each financed property 50% (55% on an exception basis); Debt may be paid off to qualify
Payment Qualification	The greater of the note rate or the fully indexed rate (margin + index) amortized over 30 years
ARM Features	SOFI Index; Margin 3.5%; Floor 3.5%; Caps 5/6 arm: 2/1/5; Caps 7/6 arm: 5/1/5
Income	1 year tax return, asset depletion, newly self employed or traditional full doc
Assets	Assets sourced or seasoned for 60 days
Eligible Borrowers	US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens and Foreign Nationals
Eligible Property Types	SFR, PUD, Townhouse, Condo(Max 85% LTV), 2-4 Unit(Max 80% LTV) and Non-Warrantable Condo(Max 80% LTV)
Cash Out	Maximum \$500,000 (up to \$2.5mm on an exception basis) Texas [50a(6)] transactions are not eligible (owner occupied cash out refinances)
Appraisal Requirements	If loan greater than \$1.5mm - 2 appraisals needed (can be from same AMC but must be a different appraiser)
Mortgage Insurance	All loans greater than 80% LTV NO MI
Subordinate Financing	Max 90% CLTV (Institutional seconds only)
Prepayment Penalty	Primary and Second home: None; Early Payoff still applies - 180 days from first payment date Investment properties: 3 year hard prepay (6 months interest on 80% of the outstanding balance)
Max Financed Properties	No Limit
No Escrows	Allowed on all loans except (HPML) higher-priced mortgage loan
Credits	Max price 101.00 after adjustments

Lender Fees	Extension Fees	Lock Policy
Correspondent Fee: \$1,025.00		
Tax Service: \$0.00	7 Days -0.125	Loan must be submitted and approved to lock
Flood Certification: \$0.00	15 Days -0.250	See rate lock policy guidelines for further details
Entity Review (If Applicable): \$250.00	30 Days -0.500	
Appraisal Review (If Applicable): \$155.00		

Please check the product guidelines for eligibility as not all price adjustments are effective for all products. Licensed by the Department of Business Oversight, under the CA Residential Mortgage Lending Act (SB6409). Prices are subject to change without notice. Loans must be funded by the Lock Option Date. Other restrictions may apply. Information is intended solely for mortgage lenders, mortgage brokers, financial institutions and correspondent banks. Not intended for distribution to consumers, as defined by Section 2202.2 of Regulation Z, which implements the Truth in Lending Act.