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Bank Statement Programs

Non-Conforming Portfolio Product

Effective Date:
 12:00PM PT 04/12/2024
 Last Revised (04/12/2024)

Rate	5/6 Arm 2/1/5 21 Day	7/6 Arm 5/1/5 21 Day	30 Yr Fixed 21 Day	Pricing Adjustments									
				LTV									
				Description	≤ 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
10.875	108.000	107.750	107.500	Borrower Paid Comp	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
10.750	107.750	107.500	107.250	Lender Paid Comp	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a
10.625	107.500	107.250	107.000	≥ 760	0.000	0.000	0.000	0.000	0.000	-0.500	-0.750	-1.750	n/a
10.500	107.250	107.000	106.750	740 - 759	0.000	0.000	0.000	0.000	-0.250	-0.750	-1.000	-2.250	n/a
10.375	107.000	106.750	106.500	720 - 739	-0.250	-0.250	-0.250	-0.250	-0.500	-1.000	-1.500	-3.000	n/a
10.250	106.750	106.500	106.250	700 - 719	-0.500	-0.500	-0.500	-0.500	-1.000	-1.500	-2.500	n/a	n/a
10.125	106.500	106.250	106.000	680 - 699	-0.750	-0.750	-0.750	-0.750	-1.500	-2.250	-3.500	n/a	n/a
9.990	106.250	106.000	105.750	660 - 679	-1.250	-1.500	-2.000	-2.250	-3.250	n/a	n/a	n/a	n/a
9.875	106.000	105.750	105.500	640 - 659	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
9.750	105.750	105.500	105.250	620 - 639	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
9.625	105.500	105.250	105.000	≥ 760	-0.250	-0.250	-0.250	-0.250	-0.500	-1.000	-1.250	-2.250	n/a
9.500	105.250	105.000	104.750	740 - 759	-0.250	-0.250	-0.250	-0.250	-0.750	-1.250	-1.500	-2.750	n/a
9.375	105.000	104.750	104.500	720 - 739	-0.500	-0.500	-0.500	-0.500	-1.000	-1.500	-2.000	-3.500	n/a
9.250	104.750	104.500	104.250	700 - 719	-0.750	-0.750	-0.750	-0.750	-1.500	-2.000	-3.000	n/a	n/a
9.125	104.500	104.250	104.000	680 - 699	-1.000	-1.000	-1.000	-1.000	-2.000	-2.750	-4.000	n/a	n/a
8.990	104.250	104.000	103.750	660 - 679	-1.500	-1.750	-2.250	-2.500	-3.750	n/a	n/a	n/a	n/a
8.875	104.000	103.750	103.500	640 - 659	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8.750	103.750	103.500	103.250	620 - 639	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8.625	103.500	103.250	103.000	≥ 200k - ≤ 749k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
8.500	103.250	103.000	102.750	≥ \$750k - ≤ \$1.499mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
8.375	103.000	102.750	102.500	≥ \$1.5mm - ≤ \$2.999mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
8.250	102.750	102.500	102.250	≥ \$3mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8.125	102.500	102.250	102.000	Second Home	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	n/a	n/a
7.990	102.250	102.000	101.750	Investment(3 Yr. Prepay)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a	n/a
7.875	102.000	101.750	101.500	Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
7.750	101.750	101.500	101.250	TIC	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a
7.625	101.500	101.250	101.000	Non Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	n/a	n/a
7.500	101.250	101.000	100.750	2-4 Unit	0.000	0.000	0.000	0.000	-0.250	-0.500	-0.500	n/a	n/a
7.375	101.000	100.750	100.500	Cash Out	-0.250	-0.250	-0.250	-0.500	-0.750	-1.250	n/a	n/a	n/a
7.250	100.750	100.500	100.250	DTI > 43 to 50	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	n/a
7.125	100.500	100.250	100.000	Interest Only	0.000	-0.250	-0.250	-0.500	-0.500	-0.500	-0.750	n/a	n/a
6.990	100.250	100.000	99.750	No Escrows	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	n/a
6.875	100.000	99.750	99.500										
6.750	99.750	99.500	99.250										
6.625	99.500	99.250	99.000										

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 borrowers par rate with 5th Street Capital.

[Compensation Faqs Click here](#)

Investment Prepay Penalties	
Term	LLPA
3 Year	0.000
2 Year	-0.500
1 Year	-1.000
None	-1.500

LTV Matrix

Primary Residence - Purchase and Rate/Term

	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	85%	85%	85%	80%	80%	75%
740-759	85%	85%	85%	80%	80%	75%
720-739	85%	85%	85%	80%	80%	75%
700-719	85%	85%	85%	80%	75%	70%
680-699	80%	80%	80%	75%	65%	NA
660-679	70%	70%	70%	65%	NA	NA

Second Home - Purchase and Rate/Term

	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	80%	80%	80%	75%	75%	70%
740-759	80%	80%	80%	75%	75%	70%
720-739	80%	80%	80%	75%	75%	70%
700-719	80%	80%	80%	75%	75%	65%
680-699	75%	75%	75%	70%	65%	NA
660-679	70%	70%	70%	60%	NA	NA

Investment Properties - Purchase and Rate/Term

	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	80%	80%	80%	70%	70%	70%
740-759	80%	80%	80%	70%	70%	70%
720-739	80%	80%	80%	70%	70%	70%
700-719	80%	80%	75%	70%	70%	70%
680-699	70%	70%	70%	65%	65%	NA
660-679	65%	65%	65%	55%	NA	NA

Primary Residence - Cash Out Refinance

	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	75%	75%	75%	70%	70%	65%
740-759	75%	75%	75%	70%	70%	65%
720-739	75%	75%	75%	70%	70%	65%
700-719	75%	75%	75%	70%	65%	60%
680-699	70%	70%	70%	65%	55%	NA

Second Home - Cash Out Refinance						
	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	70%	70%	65%	60%	60%	60%
740-759	70%	70%	65%	60%	60%	60%
720-739	70%	70%	65%	60%	60%	60%
700-719	65%	65%	60%	60%	60%	60%
680-699	60%	60%	60%	55%	55%	NA

Investment Properties - Cash Out Refinance						
	\$750,000	\$1,000,000	\$1,500,000	\$2,000,000	\$2,500,000	\$3,000,000
760+	70%	70%	70%	60%	60%	60%
740-759	70%	70%	70%	60%	60%	60%
720-739	70%	70%	70%	60%	60%	60%
700-719	70%	70%	65%	60%	60%	60%
680-699	60%	60%	60%	55%	55%	NA

Bank Statement Program Notes (Click here for guidelines)	
Product Codes	Primary and Second Home - 5SCh BS24, BS12, 5/6 P&I, 5/6 I/O, 7/6 P&I, 7/6 I/O, 30 Year Fixed Investment Properties - 5SCn BS24, BS12, 5/6 P&I, 5/6 I/O, 7/6 P&I, 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/DIL 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 ***2nd homes and Investment properties require an additional 2 months PITI for each financed property
DTI	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	SOFR Index; Margin 4.5%; Floor Note Rate; Caps 5/6 arm: 2/1/5; Caps 7/6 arm: 5/1/5
Income	12 month personal bank statement program, 24 month personal bank statement program, 12 month business bank statement program or 24 month business bank statement program
Assets	Assets sourced or seasoned for 60 days
Acreage	Max 20 acres, no agriculture allowed.
Eligible Borrowers	US Citizens, Permanent Resident Aliens, or Non-Permanent Resident Aliens
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 [50(a)(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 CLTV = Grid Max LTV. 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	Borrower rebate not allowed
Interest Only	Max 75% LTV

Lender Fees		Extension Fees		Lock Policy	
Lender Fee:	\$1,425.00				
Credit Report:	\$24.95	7 Days	-0.125		Loan must be submitted and approved to lock
Flood Certification:	\$14.00	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):	\$15-\$155				
Redraw:	\$150.00				

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 (License #1436493). Prices are subject to change without notice. Loans must be funded by the Lock Expiration Date. Other restrictions may apply. Information is intended solely for mortgage bankers, mortgage brokers, financial institutions and correspondent lenders. Not intended for distribution to consumers, as defined by Section 1026.2 of Regulation Z, which implements the Truth in Lending Act.