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Full Doc

Effective Date:
 8:00 am PT 09/13/2024
 Last Revised (09/13/2024)

Non-Conforming Portfolio Product

Rate	5/6 Arm 2/1/5 21 Day	7/6 Arm 5/1/5 21 Day	30 Yr Fixed 21 Day
10.250	108.250	108.000	108.000
10.125	108.000	107.750	107.750
9.990	107.750	107.500	107.500
9.875	107.500	107.250	107.250
9.750	107.250	107.000	107.000
9.625	107.000	106.750	106.750
9.500	106.750	106.500	106.500
9.375	106.500	106.250	106.250
9.250	106.250	106.000	106.000
9.125	106.000	105.750	105.750
8.990	105.750	105.500	105.500
8.875	105.500	105.250	105.250
8.750	105.250	105.000	105.000
8.625	105.000	104.750	104.750
8.500	104.750	104.500	104.500
8.375	104.500	104.250	104.250
8.250	104.250	104.000	104.000
8.125	104.000	103.750	103.750
7.990	103.750	103.500	103.500
7.875	103.500	103.250	103.250
7.750	103.250	103.000	103.000
7.625	103.000	102.750	102.750
7.500	102.750	102.500	102.500
7.375	102.500	102.250	102.250
7.250	102.250	102.000	102.000
7.125	102.000	101.750	101.750
6.990	101.750	101.500	101.500
6.875	101.500	101.250	101.250
6.750	101.250	101.000	101.000
6.625	101.000	100.750	100.750
6.500	100.750	100.500	100.500
6.375	100.500	100.250	100.250
6.250	100.250	100.000	100.000
6.125	100.000	99.750	99.750
5.990	99.750	99.500	99.500

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
Borrower Paid Comp	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
Lender Paid Comp	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a
760+	0.000	0.000	0.000	0.000	-0.250	-0.750	-1.000	-2.000	-3.250
740-759	0.000	0.000	0.000	-0.250	-0.500	-1.000	-1.250	-2.500	-4.000
720-739	-0.250	-0.500	-0.500	-0.500	-0.750	-1.250	-1.750	-3.500	n/a
700-719	-0.500	-0.750	-0.750	-0.750	-1.250	-1.750	-2.750	-4.250	n/a
680-699	-1.000	-1.250	-1.250	-1.250	-1.750	-2.500	-3.750	n/a	n/a
660-679	-1.750	-2.000	-2.250	-2.500	-3.750	-4.750	-5.000	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 - ≤ 749k	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
≥ \$750k - ≤ \$1.499mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
≥ \$1.5mm - ≤ \$1.999mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
≥ \$2.0mm - ≤ \$2.499mm	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-2.000
≥ \$2.5mm - ≤ \$2.999mm	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a
≥ \$3mm	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Second Home	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	n/a	n/a
Investment(3 Yr. Prepay)	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	n/a	n/a
Foreign Natl (2nd Home)	-1.250	-1.250	-1.500	-1.500	-6.000	n/a	n/a	n/a	n/a
Foreign Natl (Inv 3yr pp)	-1.750	-1.750	-2.000	-2.000	n/a	n/a	n/a	n/a	n/a
Condo	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	n/a
TIC	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	-1.500	n/a
Non Warrantable	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	n/a	n/a
2-4 Unit	0.000	0.000	0.000	0.000	0.000	-0.500	-0.500	n/a	n/a
Purchase	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.000	0.000
Cash Out	-0.250	-0.250	-0.250	-0.500	-0.750	-1.250	n/a	n/a	n/a
Rate/Term	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-1.000
DTI > 43 to 50	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
Asset Depletion	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	n/a	n/a
Interest Only	-0.500	-0.500	-0.750	-0.750	-0.750	-1.000	-1.500	-1.500	n/a
No Escrows	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-2.250
BK, FC, SS, DIL < 2 Yrs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BK, FC, SS, DIL 2-4 Yrs	-1.000	-1.000	-1.250	-1.500	-1.750	-2.000	-2.000	n/a	n/a

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+	90%	90%	90%	90%	80%	75%
740-759	90%	90%	90%	90%	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	80%	80%	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

Full Doc Program Notes (Click here for guidelines)	
Product Codes	Primary and Second Home - 5SCh 5/6 P&I, 5/6 I/O, 7/6 P&I, 7/6 I/O, 30 Year Fixed Investment Properties - 5SCh 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	1 year tax return, asset depletion, newly self employed or traditional full doc
Assets	Assets sourced or seasoned for 60 days
Acreage	Max 20 acres, no agriculture allowed.
Eligible Borrowers	US Citizens, Permanent Resident Aliens, Non-Permanent Resident Aliens, ITIN and Foreign Nationals
Eligible Property Types	SFR, PUD, TIC, Condo(Max 85% LTV), 2-4 Unit(Max 80% LTV) and Non-Warrantable Condo(Max 80% LTV)
Cash Out	Maximum \$500,000 (unlimited 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 85% LTV
90% LTV	Requires a verifiable housing history. Restrictions may apply for FTHB.

Lender Fees		Extension Fees		Lock Policy
Lender Fee:	\$1,425.00			Loan must be submitted and approved to lock See rate lock policy guidelines for further details
Credit Report:	\$24.95	7 Days	-0.125	
Flood Certification:	\$14.00	15 Days	-0.250	
Entity Review (If Applicable):	\$250.00	30 Days	-0.500	
Appraisal Review (if Applicable):	\$15.00-\$155.00			
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 #1436495). Prices are subject to change without