

Somerset Regal Bank

Correspondent Loan Overview

Eligible Property: 1-4 Family Owner Occupied and Investment Properties

Maximum Loan Term: 30 Years

Qualifying Ratios: 32/40

Rate Lock: 90 Days

Minimum Loan: \$35,000

Lending Area:

Essex, Hunterdon, Hudson, Middlesex, Morris, Somerset, Union, and Warren Counties Owner Occupied

**** Essex, Hunterdon, Hudson, Middlesex, Morris, Somerset, and Union for Investment Properties**

Jumbo's on all products start at \$750,000 add .125% to base rate

Maximum Loan Amounts Owner Occupied

CONDOS/ATTACHED PUDS

*MI for Purchase loans only

Family	MAX LTV	Purchase & No Cash Out Refi.	Cash out Refinance	Purchase & No Cash Out Refi.	Cash Out Refinance
1-4	90% LTV	*\$800,000	N/A	N/A	N/A
1-4	80% LTV	\$900,000	N/A	\$500,000	N/A
1-4	75% LTV	\$950,000	\$600,000	\$600,000	\$300,000
1-4	70% LTV	\$1,000,000	\$700,000	--	\$400,000
1-4	65% LTV	\$1,250,000	\$750,000	--	\$500,000
1-4	60% LTV	\$1,500,000	\$800,000	--	--

Maximum Loan Amounts Investment

CONDOS/ATTACHED PUDS

Interest Rate add 0.625% to the Owner Occupied Rate/ Margin 3.25%

Family	MAX LTV	Purchase & No Cash Out Refi.	Cash out Refinance	Purchase & No Cash Out Refi.	Cash Out Refinance
1-4	75% LTV	\$750,000	N/A	N/A	N/A
1-4	70% LTV	--	N/A	\$500,000	N/A
1-4	65% LTV	--	\$750,000	\$600,000	\$400,000

Commitment Life: The earlier expiration date of the credit package or the rate lock

Qualifying Information:

Program	Qualifying Rate	Margin Index	Ceiling Floor	Cap per Change
3 Yr.:	Note Rate + 2%	2.75%** 3 Yr. Treasury	6.0% Over Higher of: 2.0% under or the Margin of 2.75%	2.00%
5/1 & 6/1	5/1: Note Rate + 2% 6/1: Higher of Note Rate or index + margin	2.75%** 1 Yr. Treasury	6.0% Over Higher of: 2% under or the Margin of 2.75%	2.00%
10, 15, 20 & 30 Yr. Fixed:	At Note Rate	N/A	N/A	N/A

****Please note Margins for Investment Property ARMS are 3.25%**

Notes:

1. NO MERS DOCUMENTS

2. On a purchase transaction the Spouse must sign the Mortgage. On a refinance the Spouse must sign the Mortgage and the Right of Rescission.
3. A \$450.00 Commitment Fee will be charged at funding on all Somerset Regal Bank purchases.
4. All loans must be Qualified Mortgages and must meet the underwriting parameters as outlined in Appendix Q as well as those of Somerset Regal Bank. **80.01%-90.0% Pertain to purchase loans only.**
5. Loans over \$750,000 add .125% to the base rate all products. Maximum Premium 101.00 on loans \$750,000 or higher
6. Full documentation required on all loans inclusive of VOE for all applicants that are not self-employed. Self-employed applicants require 2 years of verified tax returns along with YTD Profit/Loss Statement. Completed and signed 4506T to be included with all credit packages.
7. Moderate Income Loans: A 0.125% Rate Reduction and a 25 Basis Point additional premium paid on loans in the following locations:
 - Middlesex and Somerset Counties if the income does not exceed \$108,720 or
 - Essex, Hunterdon, Morris, and Union Counties if the income does not exceed \$106,400 or
 - Hudson County if the income does not exceed \$81,520 or
 - The property is located in a Moderate Income Census Tract in Essex, Hudson, Hunterdon, Middlesex, Morris, Somerset, and Union Counties (regardless of income).
8. Low Income Loans: A 0.25 % Rate Reduction and a 25 Basis Point additional premium paid on loans located in the following locations:
 - Middlesex or Somerset Counties if the income does not exceed \$67,950 or
 - Essex, Hunterdon, Morris, and Union Counties if the income does not exceed \$66,500 or
 - Hudson County if the income does not exceed \$50,950 or
 - The property is located in a Low Income Census Tract in Essex, Hudson, Hunterdon, Middlesex, Morris, Somerset, and Union Counties (regardless of income).
9. In-Ground Oil or Gasoline Fuel Tanks: In-ground Oil or Gasoline fuel tanks must be removed and surrounding soil tested for contamination. Documented proof of tank removal and that any affected soil was properly remediated as outlined by the New Jersey Department of Environmental Protection (NJ-DEP) is required prior to closing.
10. Applicants must be a US Citizen or have a Green Card. Somerset Regal Bank does not accept an applicant on any type of Visa.
11. Minimum Credit Score for all applicants is 660. Credit must still be acceptable to Somerset Regal Bank standards.
12. Rate reduction on locked registered loans to the current Somerset Regal Bank rate can be requested for 1/8% in price per request. Email rate change requests to: applications@somersetregalbank.com