

**PRODUCT SHEET**

**HELOC**

**Home Equity Line Of Credit (05/17/2017 update)  
2<sup>nd</sup> mortgage program**



**BENEFITS:**

- Avoid paying PMI but make less than 20% Downpayment.
- Keep from paying Jumbo rates on loans over \$424,100 loan amount.
- Make a large downpayment but still have access to those funds.
- Interest is only paid on drawn funds.
- Close simultaneous with OneRay 1<sup>st</sup> mortgage.
- Refinance and Cash-out are all allowed within 90 days of purchase.
- No prepayment or early termination fees.

**TERMS:**

- Min HELOC \$7,500 and max \$350,000 but no draw is required.
- Up to 90% CLTV below \$1,275,000 combined loans.
- Adjustable rate of Prime + 0.99% to 1.99%. 18% life cap.
- 30 year loan with 10 year interest only (IO) draw period.
- Fees drawn from HELOC after closing.
  - \$75.00 annual fee
  - \$7.00 Flood cert
  - \$3.15 Credit
  - \$25.00 Processing
  - \$250.00 appraisal review
  - \$30.00 VOE
  - \$30 wire fee
- Flag title policy only required if standalone line or simultaneous line > \$250,000.

	20% Down	10% Down	80/10/10
Sales Price	\$350,000	\$350,000	\$350,000
Down Payment	\$70,000	\$35,000	\$35,000
Loan Amount	\$280,000	\$315,000	\$280,000
HELOC Amount			\$35,000
<b>Monthly Payment</b>	<b>\$1,398</b>	<b>\$1,572</b>	<b>\$1,398</b>
Priv Mrtg Ins - PMI		\$192	
HELOC Payment			\$175
<b>Total Payments</b>	<b>\$1,398</b>	<b>\$1,764</b>	<b>\$1,573</b>
<b>Total Cash to Close</b>	<b>\$77,600</b>	<b>\$43,000</b>	<b>\$43,000</b>
<b>APR</b>	<b>4.460%</b>	<b>4.462%</b>	<b>4.473%</b>

**QUALIFICATIONS:**

- 2<sup>nd</sup> lien only. Cannot be 1<sup>st</sup> position loan.
- Owner occupied only.
- **Credit** – Only primary borrower (most income) credit is used.
  - Min 3 credit bureau trade lines with at least one with three year history. (Opened or closed)
  - Min FICO of 700 up to \$750,000 combined loans.
  - Min FICO of 730 for \$750,000 to \$1,275,000.
  - No foreclosure or short sale are allowed within the last 5 years.
  - No bankruptcy filed within the last 8 years.
- **Income/Expenses** - Max DTI 38.00/45.00
  - May pay off debts to qualify.
  - 2106 expenses are not deducted from qualifying income.
  - Installment debts < 6 months to pay can be excluded.
- **Assets** – No reserves required. Satisfy the 1<sup>st</sup> and good to go.
- **Property** – Owner occupied only by all borrowers.
  - Appraisal must be < 120 days old at submission and close within 150 days.
  - Max 6 owned properties in addition to the subject.



Product sheet courtesy of:

**Ray Jones (559) 446-2882**

Updates and more details available at **OneRay.com/HELOC**

Serving Central CA



Mortgage License  
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