

Product Information Sheet

BROKER	B- HECM CMT Annual	B-HECM CMT Monthly Cap 10	B-HECM CMT Monthly Cap 5	B-HECM Fixed	B-Platinum 5.0 A	B-Platinum 5.0 Max LTV	B-Platinum 5.0 LOC CMT	B-Platinum 5.0 Peak	B-Platinum 5.0 Preserve
Availability	Available	Available	Available	Available	Available	Available	Available	Available	Available
Product Type	HECM	HECM	HECM	HECM	Proprietary	Proprietary	Proprietary	Proprietary	Proprietary
Rate Index	1 Year CMT	1 Year CMT	1 Year CMT	N/A	N/A	N/A	1 Year CMT	N/A	N/A
Interest Rate Caps	2% Cap at Each Annual Rate Change & 5% Lifetime Cap	10% Cap at Each Monthly Rate Change & 10% Lifetime Cap	5% Cap at Each Rate Monthly Rate Change & 5% Lifetime Cap	N/A	N/A	N/A	5% Cap at Each Monthly Rate Change & 5% Lifetime Cap	N/A	N/A
Rate	Adjustable Rate with Margins from 1.625%-3.25%	Adjustable Rate with Margins from 1.625%-3.25%	Adjustable Rate with Margins from 1.625%-3.25%	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet
Initial & Annual MIP	Initial MIP: 2.00% Annual MIP: 0.50%	Initial MIP: 2.00% Annual MIP: 0.50%	Initial MIP: 2.00% Annual MIP: 0.50%	Initial MIP: 2.00% Annual MIP: 0.50%	N/A	N/A	N/A	N/A	N/A
Origination Fee	Greater of \$2,500 OR 2% of the MCA for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Greater of \$2,500 OR 2% of the MCA for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Greater of \$2,500 OR 2% of the MCA for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Up to \$6,000. Refer to Weekly Rate Sheet	Greater of \$5,000 or 1% of the Principal Limit (up to \$30,000 max)	Greater of \$5,000 or 1% of the Principal Limit (up to \$30,000 max)	Broker can choose any amount (maximum: 5% of the Principal Limit up to \$30,000)	4% of the Principal Limit	Greater of \$5,000 or 2% of the Principal Limit (up to \$30,000 max)
Who Keeps the Origination Fee?	Broker	Broker	Broker	LBF	LBF	LBF	Broker	LBF	LBF
Closing Cost Credit/Borrower Credit	N/A	N/A	N/A	N/A	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	N/A	N/A	Refer to Weekly Rate Sheet
Can the Partner Offer a Credit?	Yes	Yes	Yes	Yes	Only on Refis	Only on Refis	Yes	Only on Refis	Only on Refis
LBF to Pay for 2nd Appraisal?	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Platinum Preserve Allowed?	No	No	No	No	No	No	No	No	Yes- Preserve between 10%-40% of equity

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States Available	All States	All States	All States	All States	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MA, MI, MO, MT, NV, NH, NJ, NM, OH, OK, OR, PA, RI, SC, TX, UT, VA, WA	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MA, MI, MO, MT, NV, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, TX, UT, VA, WA	AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, MA, MI, MT, NV, NH, NJ, OH, OR, RI, SC, TX, UT, VA	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MA, MI, MO, MT, NV, NH, NJ, NM, OH, OK, OR, PA, RI, SC, TX, UT, VA, WA	AL, AZ, CA, CO, CT, FL, GA, HI, ID, MI, MO, MT, NV, NH, NJ, OK, OR, PA, RI, SC, UT, VA
Condominiums	FHA Approved or Single Unit Approval	FHA Approved or Single Unit Approval	FHA Approved or Single Unit Approval	FHA Approved or Single Unit Approval	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review
Servicing Fee	N/A	N/A	N/A	N/A	N/A	N/A	\$20.00 / Monthly	N/A	N/A
Maximum Max Claim Amount	\$1,209,750	\$1,209,750	\$1,209,750	\$1,209,750	\$4,000,000 (\$2,000,000 in MA only)	\$4,000,000 (\$2,000,000 in MA Only)	\$4,000,000 (\$2,000,000 in MA Only)	\$4,000,000 (\$2,000,000 in MA only)	\$4,000,000 (\$2,000,000 in MA Only)
Minimum Home Value	N/A	N/A	N/A	N/A	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
Minimum FICO Score	N/A	N/A	N/A	N/A	550	550	550	550	550
Interest Rate Floor	3.00%	3.00%	3.00%	N/A	N/A	N/A	6.25%	N/A	N/A
Haircuts	N/A	N/A	N/A	N/A	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million
Borrower Minimum Age	62	62	62	62	55 (age 60 in LA, MA, & WA. Age 62 in NH & TX)	55 (age 60 in LA, MA, NY & WA. Age 62 in NH & TX)	55 (age 60 in, MA. Age 62 in NH &TX)	55 (age 60 in LA, MA, & WA. Age 62 in NH & TX)	55 (age 62 in NH)
LESA or TISA available?	LESA available	LESA available	LESA available	LESA available	TISA available	TISA available (Not available in NY)	TISA available	TISA available	TISA available (Not available in NY)
Minimum Disbursement?	No Minimum	No Minimum	No Minimum	No Minimum	80% of the PL	80% of the PL	25% of the PL	80% of the PL	80% of the PL

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Can the Partner Offer a Credit?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LBF to Pay for 2nd Appraisal?	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Platinum Preserve Allowed?	No	No	No	No	No	No	No	No	Yes
States Available	All States	All States	All States	All States	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MI, MO, MT, NC, NV, NH, NJ, NM, OH, OK, OR, PA, RI, SC, TX, UT, VA	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MI, MO, MT, NC, NV, NH, NJ, NM, OH, OK, OR, PA, RI, SC, TX, UT, VA	AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, MI, MT, NC, NV, NH, NJ, OH, OR, RI, SC, TX, UT, VA	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MI, MO, MT, NC, NV, NH, NJ, NM, OH, OK, OR, PA, RI, SC, TX, UT, VA	AL, AZ, CA, CO, CT, FL, GA, HI, ID, MI, MO, MT, NV, NH, NJ, OK, OR, PA, RI, SC, UT, VA
Condominiums	FHA Approved or Single Unit Approval	FHA Approved or Single Unit Approval	FHA Approved or Single Unit Approval	FHA Approved or Single Unit Approval	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review	FHA Approved, FHA SUA Approved or FNMA Limited Review
Servicing Fee	N/A	N/A	N/A	N/A	N/A	N/A	\$20.00 / Monthly	N/A	N/A
Maximum Loan Amount	\$1,209,750	\$1,209,750	\$1,209,750	\$1,209,750	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Minimum Home Value	N/A	N/A	N/A	N/A	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
Minimum FICO Score	N/A	N/A	N/A	N/A	550	550	550	550	550
Interest Rate Floor	3.00%	3.00%	3.00%	N/A	N/A	N/A	6.25%	N/A	N/A
Haircuts	N/A	N/A	N/A	N/A	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million	5%- Rural Property 5%- Declining Market 5%- Loan Amount (PL) \$3 million- \$4 million
Borrower Minimum Age	62	62	62	62	55 (age 60 in LA. Age 62 in NH, NC & TX)	55 (age 60 in LA. Age 62 in NH, NC & TX)	55 (Age 62 in NH, NC & TX)	55 (age 60 in LA. Age 62 in NH, NC & TX)	55 (age 62 in NH)

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LESA or TISA available?	LESA available	LESA available	LESA available	LESA available	TISA available	TISA available	TISA available	TISA available	TISA available
Minimum Disbursement?	No Minimum	No Minimum	No Minimum	No Minimum	80% of the PL	80% of the PL	25% of the PL	80% of the PL	80% of the PL