



Essex 97% Conventional Fixed

Transaction	Total Loan Amount	Minimum Loan Score
97% LTV/CLTV Purchase* 1030/1015	<=\$417,000	680
	Owner Occupied Only	
	1 Unit	
97% LTV/CLTV Rate & Term Refinance**	<=\$417,000	680
	Owner occupied Only	
	1 Unit Only	

***At least one borrower must be a first-time homebuyer**

****Current loan must be owned by FNMA (FNMA loan look up tool confirmation required)**

DU version 9.2 approval required

35% PMI is required, Borrower paid monthly only, NO LPMI allowed

No high cost or high priced mortgages allowed

Due to High Cost/HPML limitations due to LLP & PMI costs, we are restricting this product to the following:

Retail: Lender paid compensation only

Wholesale: Borrower paid only, Maximum compensation 1.75% (may need to be reduced depending on loan amount.

Loan level pricing adjustments will be shown on our rate sheet

Borrower paid monthly PMI cost:

Coverage	>= 760	720-759	680-71
35%	1.05%	1.10%	1.31%
R & T refi	+ .05%	+.10	+.15