

# Product Information Sheet

<b>BROKER</b>	<b>B- HECM CMT Annual</b>	<b>B-HECM CMT Monthly Cap 10</b>	<b>B-HECM CMT Monthly Cap 5</b>	<b>B-HECM Fixed</b>	<b>B-Platinum 4.0 A</b>	<b>B-Platinum 4.0 Max LTV</b>	<b>B-Platinum 4.0 LOC CMT</b>
<b>Availability</b>	Available	Available	Available	Available	Available	Available	Available
<b>Product Type</b>	HECM	HECM	HECM	HECM	Proprietary	Proprietary	Proprietary
<b>Rate Index</b>	1 Year CMT	1 Year CMT	1 Year CMT	N/A	N/A	N/A	1 Year CMT
<b>Interest Rate Caps</b>	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
<b>Rate</b>	Adjustable Rate with Margins from 1.75%- 3.25%	Adjustable Rate with Margins from 1.75%- 3.25%	Adjustable Rate with Margins from 1.75%- 3.25%	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet
<b>Initial &amp; Annual MIP</b>	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
<b>Origination Fee</b>	Greater of \$2,500 OR 2% of the Max Claim Amount for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Greater of \$2,500 OR 2% of the Max Claim Amount for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Greater of \$2,500 OR 2% of the Max Claim Amount 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	Greater of \$5,000 or 1% of the Principal Limit	Broker can choose any amount up to \$20,000 (State of SC has a max of \$6,000)
<b>Who Keeps the Origination Fee?</b>	Broker	Broker	Broker	LBF	LBF	LBF	Broker
<b>Closing Cost Credit/Borrower Credit</b>	N/A	N/A	N/A	N/A	Refer to Weekly Rate Sheet	Refer to Weekly Rate Sheet	N/A
<b>Can the Partner Offer a Credit?</b>	Only on Refis	Only on Refis	Only on Refis	Only on Refis	No	No	Only on Refis
<b>LBF to Pay for 2nd Appraisal?</b>	No	No	No	No	Yes	Yes	Yes

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	B- HECM CMT Annual	B-HECM CMT Monthly Cap 10	B-HECM CMT Monthly Cap 5	B-HECM Fixed	B-Platinum 4.0 A	B-Platinum 4.0 Max LTV	B-Platinum 4.0 LOC
<b>States Available</b>	All States	All States	All States	All States	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MA, MI, MO, 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, 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, MI, NV, NH, NJ, OH, OR, RI, SC, TX, UT, VA
<b>Condominiums</b>	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 or FNMA Limited Review	FHA Approved or FNMA Limited Review	FHA Approved or FNMA Limited Review
<b>Servicing Fee</b>	N/A	N/A	N/A	N/A	N/A	N/A	\$20.00 / Monthly
<b>Maximum Loan Amount</b>	\$1,089,300	\$1,089,300	\$1,089,300	\$1,089,300	\$4,000,000 (\$2,000,000 in MA only)	\$4,000,000 (\$2,000,000 in MA Only)	\$4,000,000
<b>Minimum Home Value</b>	N/A	N/A	N/A	N/A	\$450,000	\$450,000	\$450,000
<b>Minimum FICO Score</b>	N/A	N/A	N/A	N/A	550	550	550
<b>Interest Rate Floor</b>	3.00%	3.00%	3.00%	N/A	N/A	N/A	5.50%
<b>Haircuts</b>	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
<b>Borrower Minimum Age</b>	62	62	62	62	55 (age 60 in LA, MA, & WA. Age 62 in NH, TX & NC)	55 (age 60 in LA, MA, NY & WA. Age 62 in NH, TX & NC)	55 (age 60 in LA & WA. Age 62 in NH, TX & NC)
<b>LESA or TISA available?</b>	LESA available	LESA available	LESA available	LESA available	TISA available (UW mandated only).	TISA available (UW mandated only). Not available in NY	TISA available (UW mandated only)
<b>Minimum Disbursement?</b>	No Minimum	No Minimum	No Minimum	No Minimum	80% of the PL	80% of the PL	25% of the PL (Maximum of 90% at closing)

# Product Information Sheet

<b>PAA</b>	<b>PA- HECM CMT Annual</b>	<b>PA-HECM CMT Monthly Cap 10</b>	<b>PA-HECM CMT Monthly Cap 5</b>	<b>PA-HECM Fixed</b>	<b>PA-Platinum 4.0 A</b>	<b>PA-Platinum 4.0 Max LTV</b>	<b>PA-Platinum 4.0 LOC CMT</b>
<b>Availability</b>	Available	Available	Available	Available	Available	Available	Available
<b>Product Type</b>	HECM	HECM	HECM	HECM	Proprietary	Proprietary	Proprietary
<b>Rate Index</b>	1 Year CMT	1 Year CMT	1 Year CMT	N/A	N/A	N/A	1 Year CMT
<b>Interest Rate Caps</b>	2% Cap at Each Annual Rate Change & 5% Lifetime Cap	10% Cap at Each Monthly Rate Change & 10% Lifetime Cap	5% Cap at Each Monthly Rate Change & 5% Lifetime Cap	N/A	N/A	N/A	5% Cap at Each Monthly Rate Change & 5% Lifetime Cap
<b>Rate</b>	Adjustable Rate with Margins from 1.375%- 3.25%	Adjustable Rate with Margins from 1.375%- 3.25%	Adjustable Rate with Margins from 1.375%- 3.25%	Refer to Weekly Rate Sheet	Refer to Platinum PAA Pricing Grid (distributed by AE)	Refer to Platinum Pricing PAA Grid (distributed by AE)	Refer to Platinum Pricing PAA Grid (distributed by AE)
<b>Initial &amp; Annual MIP</b>	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
<b>Origination Fee</b>	Greater of \$2,500 OR 2% of the Max Claim Amount for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Greater of \$2,500 OR 2% of the Max Claim Amount for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Greater of \$2,500 OR 2% of the Max Claim Amount for the 1st \$200,000, then 1% on the rest. Maximum of \$6,000.*	Lender can choose any amount up to \$6,000	Partner can choose any amount up to \$20,000 (State of SC has a max of \$6,000)	Partner can choose any amount up to \$20,000 (State of SC has a max of \$6,000)	Partner can choose any amount up to \$20,000 (State of SC has a max of \$6,000)
<b>Who Keeps the Origination Fee?</b>	Lender	Lender	Lender	Lender	Lender	Lender	Lender
<b>Closing Cost Credit/Borrower Credit</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\* EXAMPLE: \$300,000 Max Claim: 2% of \$200,000 = \$4000 plus 1% of \$100,000 = \$1,000. Total max origination fee = \$5,000

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	PA- HECM CMT Annual	PA-HECM CMT Monthly Cap 10	PA-HECM CMT Monthly Cap 5	PA-HECM Fixed	PA-Platinum 4.0 A	PA-Platinum 4.0 Max LTV	PA-Platinum 4.0 LOC
<b>Can the Partner Offer a Credit?</b>	Only on Refis	Only on Refis	Only on Refis	Only on Refis	Only on Refis	Only on Refis	Only on Refis
<b>LBF to Pay for 2nd Appraisal?</b>	No	No	No	No	Yes	Yes	Yes
<b>States Available</b>	All States	All States	All States	All States	AL, AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MI, MO, 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, 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, NC, NV, NH, NJ, OH, OR, RI, SC, TX, UT, VA
<b>Condominiums</b>	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 or FNMA Limited Review	FHA Approved or FNMA Limited Review	FHA Approved or FNMA Limited Review
<b>Servicing Fee</b>	N/A	N/A	N/A	N/A	N/A	N/A	\$20.00 / Monthly
<b>Maximum Loan Amount</b>	\$1,089,300	\$1,089,300	\$1,089,300	\$1,089,300	\$4,000,000	\$4,000,000	\$4,000,000
<b>Minimum Home Value</b>	N/A	N/A	N/A	N/A	\$450,000	\$450,000	\$450,000
<b>Minimum FICO Score</b>	N/A	N/A	N/A	N/A	550	550	550
<b>Interest Rate Floor</b>	3.00%	3.00%	3.00%	N/A	N/A	N/A	5.50%
<b>Haircuts</b>	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
<b>Borrower Minimum Age</b>	62	62	62	62	55 (age 60 in LA & WA. Age 62 in NH, TX & NC)	55 (age 60 in LA & WA. Age 62 in NH, TX & NC)	55 (age 60 in LA & WA. Age 62 in NH, TX & NC)
<b>LESA or TISA available?</b>	LESA available	LESA available	LESA available	LESA available	TISA available (UW mandated only)	TISA available (UW mandated only)	TISA available (UW mandated only)
<b>Minimum Disbursement?</b>	No Minimum	No Minimum	No Minimum	No Minimum	80% of the PL	80% of the PL	25% of the PL (Maximum of 90% at closing)