



Welcome

About Us

- Established in 1997, RMK Financial is headquartered in beautiful Rancho Cucamonga, CA and is a FNMA and GNMA approved Seller/Servicer. Under the RMK Financial umbrella is Majestic Home Loans, a wholesale and Correspondent lender.
- Beyond financial strength, we offer a wide breadth of innovative and competitively priced wholesale and Mini “C” products, available to multiple channels with user friendly technology wrapped in good old fashioned customer care – we know what you need to be successful.

Ease of Doing Business

- Broker Approval through Comergence
- You can Find us on Loan Sifter
- Automated daily rate sheets
- Ability to change comp plan every 30 days
- A Commitment to 24-48 Hour Turn times.
- Friendly, competent and accessible Operations Staff.
- Early staffing for East Coast brokers.
- Underwriter access for your clients.
- An easy to use, Paperless and Proprietary Broker Portal - MTrac:
 - Online submissions
 - Product and Pricing Engine, Online Locking.
 - Pipeline Management with instant milestone notifications via email.

FANNIE / FREDDIE High Balance



www.mhlmtg.com

DU High Balance Matrix

Purchase				Rate & Term Refinance				Cash Out Refinance ²			
Primary				Primary				Primary			
Units	FICO	LTV	CLTV	Units	FICO	LTV	CLTV	Units	FICO	LTV	CLTV
1	680 ¹	90%	90%	1	680	90%	90%	1	660	60%	60%
	660	80%	80%		660	80%	80%				
2 - 4	660	75%	75%	2 - 4	660	75%	75%				
Second Home				Second Home				Second Home			
1	660	65%	65%	1	660	65%	65%	-			
Investment				Investment				Investment			
1 - 4	700	65%	65%	1 - 4	700	65%	65%	-			

¹ Min FICO 700/Max DTI 41% or 720/Max DTI 45%, subject to approval by MI company

² Cash-out not permitted if property was purchased within the prior 6 months

- All borrowers must have at least two FICO scores
- For eligible county loan limits refer to: <https://www.fanniemae.com/singlefamily/loan-limits>
- If property was listed for sale in the past 6 months, LTV for Cash-out refi may not exceed 60%

DU Refi Plus

- Unlimited LTV / CLTV
- No Minimum Credit Score
- Just Need DU Approval
- Accept MI Transfer From:
 - Genworth
 - Radian
 - MGIC – on a case by case basis

FHA 580

Loan Purpose	FICO	Maximum LTV ¹	Maximum CLTV	Maximum DTI	Pricing Add-On
Purchase	≥620	96.50%	100.00% ²	Per Automated Approval	See Rate Sheet
	580-619	96.50%	100.00% ²	43% - Per Automated Approval	580-599 = +3.5
	580-619	96.50%	100.00% ²	> 43% - Manual U/W per layered risk. ⁴	600-619 = +2.5
Loan Purpose	FICO	Maximum LTV ¹	Maximum CLTV	Maximum DTI	Pricing Add-On
Rate & Term Refinance	≥620	97.75%	97.75%	Per Automated Approval	See Rate Sheet
	580-619	97.75%	97.75%	43% - Per Automated Approval	580-599 = +3.5
	580-619	97.75%	97.75%	> 43% - Manual U/W per layered risk. ⁴	600-619 = +2.5
Loan Purpose	FICO	Maximum LTV ¹	Maximum CLTV	Maximum DTI	Pricing Add-On
Cash-out Refinance	≥620	85.00%	85.00%	Per Automated Approval	See Rate Sheet
	580-619	85.00%	85.00%	43% - Per Automated Approval	580-599 = +3.5
	580-619	85.00%	85.00%	> 43% - Manual U/W per layered risk. ⁴	600-619 = +2.5

¹ Maximum LTV for 2-4 unit properties with non-occupying co-borrower is 75% (FHA 4155.1 2.B.3.d). LTV is determined by the base loan amount, excluding any financed mortgage insurance.
² CLTV allowed is 105% for purchases, if using a Govt. Down Payment Assistance Program.
³ A non-occupying co-borrower may not be added for qualifying purposes on cash-out refinance transactions (4155.1 3.B.2.c).
⁴ Maximum DTI is subject to Underwriter's discretion. Not to exceed 47%.

Eligible Properties	<ul style="list-style-type: none"> • 1-4 Unit Properties • PUDs • Condominium (in FHA approved projects) and site-condos • Manufactured Housing (Manufactured condos are not acceptable)
Terms & Amortization	<ul style="list-style-type: none"> • Fixed Rate: 15 and 30 Years • Adjustable Rate: 5/1
Significant Derogatory Credit Events	Waiting periods applicable as per FHA/AUS.
Automated Underwriting Systems	DU Approve/Eligible
Manual Underwriting	Eligible; max DTI 43%, or 3 FHA eligible compensating factors are required.
Reserves	A minimum of three months of PITI reserves for 3-4 unit properties on all transactions. Gift and proceeds from loans are not acceptable source (4155.1 2.B.4.d).

FHA Streamline Portfolio

- Credit report with mortgage ratings only
- All Mortgages must have a mortgage history of 0x30 in last 12 mos.
- A minimum of 6 mos. Mortgage payments with pay history is required.
- If any “bankruptcy” comment on credit is revealed, verification it has been discharged over 2 years ago is required. If BK discharged in last 24 months, not eligible for FHA financing.

VA IRRRL

- VA to VA refinance
- No Income
- No Assets
- No Termite Inspection
- No Monthly MI
- No Minimum Credit Score
- No Appraisal
- No AVM

Non-Conforming Jumbo

NON-CONFORMING RESIDENTIAL JUMBO PRODUCT

Lending Grid

Fixed-Rate and Hybrid Adjustable-Rate | All products are Fully-Amortizing (no balloons or IO's)

Fixed Rate Features: 15 and 30 year

ARM Features (30-year): Fully Amortizing 5/1 | Margin: 2.50% Caps: 2/2/5* | Index: 12m-LIBOR

* Initial Cap 2% (5/1s) / 2% Subsequent Initial Adjustment Cap / 5% Lifetime Cap (over initial rate)

80% Max LTV: Subject to 5% LTV/CLTV reduction; See underwriting guidelines ("UWG") below

ELIGIBILITY MATRIX

<u>Primary (1-Unit)</u>	<u>UPB Range</u>	<u>Max LTV</u> *	<u>Min FICO</u>	<u>Reserves (Months)</u>	<u>DTI</u>
<i>Purchase / Rate Term</i>	\$417,001-\$1.0 Million	80%	720	9	43%
	\$417,001-\$1.0 Million	75%	700	9	43%
	\$1,000,001-\$1.5 Million	80%	740	18	43%
	\$1,000,001-\$1.5 Million	75%	720	18	43%
	\$1,500,001-\$2.0 Million	70%	720	12	43%
	\$2,000,001-\$2.5 Million	65%	720	12	43%
Primary (1-Unit):					
<i>Cash-Out</i>	\$417,001-\$1.0 Million	75%	700	9	43%
	\$1,000,001-\$1.5 Million	70%	700	9	43%
	\$1,500,001-\$2.0 Million	55%	720	12	43%
Second Home:					
<i>Purchase / Rate Term</i>	\$417,001-\$1.0 Million	75%	720	9	43%
	\$1,000,001-\$1.5 Million	70%	720	9	43%
	\$1,500,001-\$2.0 Million	65%	720	12	43%
Second Home:					
<i>Cash-Out</i>	\$417,001-\$1.0 Million	70%	700	12	40%
	\$1,000,001-\$1.5 Million	65%	700	12	40%
	\$1,500,001-\$2.0 Million	50%	720	12	40%
Primary (2-Unit):					
<i>Purchase / Rate Term</i>	\$417,001-\$1.0 Million	70%	700	12	40%
	\$1,000,001-\$1.5 Million	65%	700	12	40%
	\$1,500,001-\$2.0 Million	50%	720	12	40%
Primary (2-Unit):					
<i>Cash-Out</i>	\$417,001-\$1.0 Million	70%	700	12	40%
	\$1,000,001-\$1.5 Million	65%	700	12	40%
	\$1,500,001-\$2.0 Million	50%	720	12	40%

JUMBO PORTFOLIO ARM

- Purchase/Refi Loan Amounts to 2 Million
- Cash Out to 1.5 Million
- Max 5 Financed Properties
- Non-Traditional Credit not allowed to meet minimum trade guidelines
- Salaried Requires W2 and Paystubs
- Self Employed 1yr Tax Returns and YTD UNAUDITED P&L Signed by CPA -or- Letter From CPA Stating Income and YTD UNAUDITED P&L signed by CPA. Plus 2 Months Most Recent Bank Statements

Thank You

Questions?

- Contact Information
(AE Name)
(Phone)
(Email)

