



TCF Relationship Lending

Pricing & Product Guide

HELOC RATES**Current Prime – 5.00%****Primary Residences (owner occupied)****Property Type:** SFR, PUD, Townhomes, Condo, 1-2 units**Line Amounts:** \$5,000 to \$350,000 with a maximum CLTV of 89.99%

>\$350,000 to \$500,000 with a maximum CLTV of 85%

Minimum FICO Required Purchase, Refi & Stand Alone	Margins by CLTV Range					Combined 1st & 2nd Mortgage Exposure
	<60%	60.01 - 70.00%	70.01 - 80.00%	80.01 - 85.00%	85.01 - 89.99%	Exposure
800+	-0.51%	0.00%	0.49%	0.74%	0.74%	\$2,000,000
760 - 799	0.00%	0.24%	0.49%	0.74%	0.74%	\$2,000,000
730 - 759	0.24%	0.49%	0.74%	0.99%	1.24%	\$2,000,000
700 - 729	0.49%	0.49%	0.99%	1.24%	1.49%	\$1,250,000
680 - 699	0.99%	0.99%	1.49%	1.99%	N/A	\$1,250,000

Second Homes (owner occupied)**Property Type:** SFR, PUD, Townhomes, Condos, 1 -2 units**Line Amounts:** \$5,000 to \$250,000 with a maximum CLTV of 85%

Minimum FICO Required Purchase, Refi & Stand Alone	Margins by CLTV Range				Combined 1st & 2nd Mortgage Exposure
	<60%	60.01 - 70.00%	70.01 - 80.00%	80.01 - 85.00%	Exposure
800+	-0.51%	0.00%	0.49%	0.74%	\$1,275,000
760 - 799	0.00%	0.24%	0.49%	0.74%	\$1,275,000
730 - 759	0.24%	0.49%	0.74%	0.99%	\$1,275,000

Qualifications

- No Front End DTI - qualify with 45% back end DTI only.*
- Use the tri-merge mid-score from the primary wage earner. (Borrower with the most Income.)
- Minimum of 3 trade lines (open or closed) combined between all borrowers, with 1 trade line originated at least 3 years prior to the Credit Bureau date.
- TCF uses appraisal from the 1st mortgage loan, provided it is less than 120 days old when submitted, less than 150 days old at closing, and meets TCF underwriting requirements.
- TCF uses title commitment/work from the 1st mortgage loan. Junior title insurance policy needed if the credit limit is greater than \$250,000.
- TCF will calculate a payment for underwriting purposes at the appropriate qualifying rate amortized over a 30 year term, plus a payment shock of .0018 times the line amount.
- No foreclosure, deed-in-lieu of foreclosure, short sale or "real estate account paid for less than full balance" within the last 5 years.
- No bankruptcy filing within the last 7 years.
- Approvals and pricing are good for 30 days.

Product Features

- 30 year term: first 10 years interest only draw period/20 year repay period.
- No early termination fee.
- No draw required at closing.
- Borrower pays TCF loan origination charge of \$295 and third party settlement charges.
- \$75.00 annual maintenance fee.

*If <720 Mid FICO score (primary wage earner) and the Tri-merge shows > 4 credit inquiries in the past six months we will require the DTI to be 38% or under.

