



Member Bank Portfolio Agreement

Click to Send to Jack Bibb

Member Bank Name: _____

Borrower Name: _____

Product: _____ Margin: _____ bps

Initial Discounted Rate can be set at initial request for portfolio loan if desired. Initial rate: _____

Origination Fee (suggested 1%) _____

Pricing Approved By: _____ Date: _____

*Member Bank to select options and forward executed form to Jack Bibb and Dwainna Wulfjen.
Any changes once initially set should be forwarded to the same ASAP.*

Suggested Member Bank Portfolio Pricing Detail and Guidance

PRODUCT DESCRIPTION	<ul style="list-style-type: none"> • First lien, fully amortizing • Initial fixed period during which the interest rate will not change, after which interest rate will adjust annually. • 30 year original amortization term. 			
INDEX	<ul style="list-style-type: none"> • 3 Year US Treasury Constant Maturity (Daily) 			
RATE ADJUSTMENTS	<ul style="list-style-type: none"> • Interest rate can be adjusted up or down at each change date, based on the movements in the index. • The interest rate will be adjusted to equal the sum of the index plus the required margin, rounded to the nearest .125%, subject to the interest rate caps. • The monthly payment will be adjusted in accordance with the changed in the interest rate. • For loans > \$1,000,000, rates will be adjusted up 0.25% 			
INTEREST RATE CHANGE DATES	<p>The interest rate at lock-in will remain constant until the first rate change date:</p> <ul style="list-style-type: none"> • 3/1 ARM: First rate change date is the 1st day of the 37th month after closing, 45 day lookback • 5/1 ARM: First rate change date is the 1st day of the 61st month after closing; 45 day lookback. • 7/1 ARM: First rate change date is the 1st day of the 85th month after closing; 45 day lookback. • Subsequent rate change dates will occur on the 1st day of every 12th calendar month thereafter. 			
CAPS	2% Initial	2% Periodic	12% Life Cap above initial interest rate	
Margin (suggested)	3/1 + 250 bps	5/1 +275 bps	7/1 + 300 bps	15 Yr Fixed + 350 bps
Floor	The Floor is the Initial Rate.			
Max Life Interest Rate	Can't exceed 18%			

Adjustment to rate		LTV		
		<60	60-80	>80
CREDIT SCORE	>720	-0.125	0	0.125
	640- 719	0	0.125	0.375
	<640	0.125	0.25	0.5
1% Origination Fee on all loans				

US Treasury CM Daily

<https://www.federalreserve.gov/releases/h15/>