

Ridgewood Savings Bank
Office: 866-772-4111, Fax: 516-681-5302
Wholesale Residential Mortgage Rates
8/5/2014

All Products offer a Lender Paid Origination Fee Option of 1% when Broker Paid by Bank.
In Accordance with Section 226.36(d) of Regulation Z, if this option is chosen,
NO compensation may be collected from the Borrower.

Fixed Rate

30 Year Biweekly BC30		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
4.500	0	-1
4.250	1	0
4.000	2	1

20Year Fixed F20		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
4.000	0	-1
3.750	1	0
3.500	2	1

15 Year Fixed F15		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.375	0	-1
3.125	1	0
2.875	2	1

10 Year Fixed F10		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.000	0	-1
2.750	1	0
2.500	2	1

* Direct Debit from RSB Account only

ARMs

1 Year (FHFB) (A1-2)		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.125	0	-1
2.875	1	0
2.625	2	1

Caps: 2/2/6 Margin: 1.5%

1/1 (1 Yr T-Bill) (A1-1)		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.125	0	-1
2.875	1	0
2.625	2	1

Caps: 2/2/6 Margin: 2.75%

3/3 (1 Yr Libor) (A3-3)		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.250	0	-1
3.000	1	0
2.750	2	1

RSB Conversion Option Available
Caps: 2/2/6 Margin: 2.25%

5/1(1 Yr T-Bill) (A5-1)		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
2.750	0	-1
2.500	1	0
2.250	2	1

Caps: 2/2/6 Margin: 2.875%

7/1 (1 Yr T-Bill) (A7-1)		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.250	0	-1
3.000	1	0
2.750	2	1

Caps: 5/2/6 Margin: 2.875%

10/1 (1 Yr T-Bill) (A10-1)		
	Bank Pays Broker	Borrower Pays Broker
Rate	Borrower Points	Borrower Points
3.625	0	-1
3.375	1	0
3.125	2	1

Caps: 5/2/6 Margin: 2.875%

LTV Grid:		Purchase			
Occupancy Type	Max Loan Amount	Max LTV - Ridgewood First Only / CLTV			
		1-2 Fam	3-4 Fam	Condo	Co-op **
Primary Residence	\$417,000	90/90%	75/75%	90/90%	90/ NA
	\$729,750	80/90%	75/75%	70/90%	70/ NA
	\$1,500,000	75/90%	75/75%	70/90%	70/ NA
	\$3,500,000	65/90%	65/75%	60/90%	60/ NA
2nd Home (1 unit only)	\$1,500,000	70/90%	N/A	70/90%	70/ NA
Rate/Term Refinance					
Primary Residence	\$417,000	80/90%	75/75%	80/90%	80/ NA
	\$729,750	80/90%	75/75%	70/90%	70/ NA
	\$1,500,000	75/90%	75/75%	70/90%	70/ NA
	\$3,500,000	65/90%	65/75%	60/90%	60/ NA
2nd Home (1 unit only)	\$1,500,000	70/90%	N/A	70/90%	70/ NA
Cash Out Refinance					
Primary Residence	\$417,000	70/ 70%	70/ 70%	65/ 65%	65/ NA
	\$1,500,000	65/ 65%	60/ 60%	60/ 60%	60/ NA
2nd Home (1 unit only)	\$1,000,000	60/ 60%	N/A	N/A	N/A

** No Secondary financing on Coops

ARM Indices		as of
FHFB	4.08	8/5/14
1 Yr T-Bill	.12	8/5/14
1 Yr Libor	.5796	8/5/14

Pricing Grid All products

60% LTV or less	-.125% from rate (Fixed rate) or -.125% from initial rate (ARMs)
Direct Debit from RSB Checking	-.125% from rate (Fixed rate,except biweekly) or -.125% from initial rate and margin (ARMs)
<= \$2,000,000	+0% to rate
\$2,000,001 - \$3.5M	+1% to rate

Rate Lock: Free for 70 days from registration.