

# Ridgewood Savings Bank

## Wholesale Residential Mortgage Rates - 4-25-17

All Products offer a Lender Paid Origination Fee Option of 1% when Broker Paid by Bank.

In Accordance with Section 1026.36(d) of Regulation Z, if this option is chosen

NO compensation may be collected from the Borrower.

30 Year Biweekly			20 Year Fixed			15 Year Fixed			10 Year Fixed		
Rate	Bank Pays Broker	Borrower Pays Broker	Rate	Bank Pays Broker	Borrower Pays Broker	Rate	Bank Pays Broker	Borrower Pays Broker	Rate	Bank Pays Broker	Borrower Pays Broker
	Borrower Points	Borrower Points		Borrower Points	Borrower Points		Borrower Points	Borrower Points		Borrower Points	Borrower Points
4.375	0	-1	4.250	0	-1	3.750	0	-1	3.500	0	-1
4.125	1	0	4.000	1	0	3.500	1	0	3.250	1	0
3.875	2	1	3.750	2	1	3.250	2	1	3.000	2	1

5/1 (1 Yr T-Bill)			7/1 (1 Yr T-Bill)			10/1 (1Yr T-Bill)			15/1 (1 Yr T-Bill)		
Rate	Bank Pays Broker	Borrower Pays Broker	Rate	Bank Pays Broker	Borrower Pays Broker	Rate	Bank Pays Broker	Borrower Pays Broker	Rate	Bank Pays Broker	Borrower Pays Broker
	Borrower Points	Borrower Points		Borrower Points	Borrower Points		Borrower Points	Borrower Points		Borrower Points	Borrower Points
3.500	0	-1	3.750	0	-1	3.875	0	-1	4.125	0	-1
3.250	1	0	3.500	1	0	3.625	1	0	3.875	1	0
3.000	2	1	3.250	2	1	3.375	2	1	3.625	2	1

Caps: 2/2/6 Margin: 2.875%

Caps: 5/2/6 Mar2.875%

Caps: 5/2/6 Margin: 2.875%

Caps:5/2/6 Margin: 2.875%

ARM Indices		as of
1 Yr T-Bill	1.020	04/25/2017

Rate Lock: Free for 70 days from registration

No Secondary Financing on Coops

### Pricing Grid

60% LTV or less	Subtract 0.125% from rate (Fixed Rate) or subtract 0.125% from initial rate (ARMs)
Direct Debit	Subtract 0.125% from rate (ARMs, Fixed Rate, except Biweekly)
<= \$2,000,000	0% to rate
\$2,000,001 - \$3.5M	Add 1.00% to rate
Investor Loans	Max Loan Amount \$1,000,000; Max 70% LTV purchase ,plus rate and term refinance. Cash-out refinance at 65% LTV Add 0.50% to Rate; NO discounts; NO Co-ops
<b>AFFORDABLE LOAN</b>	<b>Subtract 0.25% from fixed rate or from initial ARM rate</b>

Rates, terms, and products are subject to change so please check with your Account Executive and the Ridgewood Savings Bank website.



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Purchase					
Occupancy Type	Max.	Max.	Max.	Max.	Max.
	Loan Amount	LTV/CLTV	LTV/CLTV	LTV/CLTV	LTV/CLTV
		1-2 Family	3-4 Family	Condo	Coop
Affordable	\$533,850	97% (1)	80%	97%	97%
Primary	\$636,150	90/90%	80/80%	90/90%	90/NA%
	\$1,500,000	80/90%	80/80%	75/90%	75/NA%
	\$2,500,000	70/90%	70/75%	70/90%	70/NA%
	\$3,500,000	65/90%	65/75%	65/90%	65/NA%
2nd Home					
(One Unit)	\$2,000,000	75/90%	NA	75/90%	75/NA%
Investment	\$1,000,000	70/NA%	70/NA%	70/NA%	NA
Rate/Term Refinance					
Occupancy Type	Max.	Max.	Max.	Max.	Max.
	Loan Amount	LTV/CLTV	LTV/CLTV	LTV/CLTV	LTV/CLTV
		1-2 Family	3-4 Family	Condo	Coop
Primary	\$636,150	80/90%	80/80%	80/90%	80/NA%
	\$1,500,000	80/90%	80/80%	75/90%	75/NA%
	\$2,500,000	70/90%	70/75%	70/90%	70/NA%
	\$3,500,000	65/90%	65/75%	65/90%	65/NA%
2nd Home					
(One Unit)	\$2,000,000	75/90%	N/A	75/90%	75/NA%
Investment	\$1,000,000	70/NA%	70/NA%	70/NA%	NA
Cash Out Refinance					
Occupancy Type	Max.	Max.	Max.	Max.	Max.
	Loan Amount	LTV/CLTV	LTV/CLTV	LTV/CLTV	LTV/CLTV
		1-2 Family	3-4 Family	Condo	Coop
Primary	\$636,150	75/75%	75/75%	75/75%	75/NA%
	\$1,500,000	70/70%	70/70%	70/70%	70/NA%
	\$2,500,000	65/65%	65/65%	65/65%	65/NA%
2 <sup>nd</sup> Home(1-Unit)	\$2,000,000	65/65%	N/A	N/A	N/A
Investment	\$1,000,000	65/NA%	65/NA%	65NA%	N/A

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