



Today's Indices	
1 Year Libor	1.053%
5 Year CMT	0.480%
Prime Rate	3.250%
U.S. 10 Year	0.751%

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Wholesale Daily Mortgage ARM Pricing
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Conventional Conforming <= \$510,400																	
3/1 Libor ARM				5/1 Libor ARM¹				7/1 Libor ARM									
Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day						
2.500	(0.825)	(0.750)	(0.625)	2.750	(0.825)	(0.750)	(0.625)	3.000	(0.825)	(0.750)	(0.625)						
2.625	(1.075)	(1.000)	(0.875)	2.875	(1.075)	(1.000)	(0.875)	3.125	(1.075)	(1.000)	(0.875)						
2.750	(1.325)	(1.250)	(1.125)	3.000	(1.325)	(1.250)	(1.125)	3.250	(1.325)	(1.250)	(1.125)						
2.875	(1.325)	(1.500)	(1.375)	3.125	(1.575)	(1.500)	(1.375)	3.375	(1.575)	(1.500)	(1.375)						
3.000	(1.575)	(1.750)	(1.625)	3.250	(1.825)	(1.750)	(1.625)	3.500	(1.825)	(1.750)	(1.625)						
Caps: 2/2/6			Margin: 2.25			Caps: 2/2/6			Margin: 2.25			Caps: 5/2/5			Margin: 2.25		
3/3 Libor ARM⁴				5/5 CMT ARM⁴				10/1 Libor ARM									
Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day						
2.625	(0.825)	(0.750)	(0.625)	2.875	(0.825)	(0.750)	(0.625)	3.125	(0.825)	(0.750)	(0.625)						
2.750	(1.075)	(1.000)	(0.875)	3.000	(1.075)	(1.000)	(0.875)	3.250	(1.075)	(1.000)	(0.875)						
2.875	(1.325)	(1.250)	(1.125)	3.125	(1.325)	(1.250)	(1.125)	3.375	(1.325)	(1.250)	(1.125)						
3.000	(1.575)	(1.500)	(1.375)	3.250	(1.575)	(1.500)	(1.375)	3.500	(1.575)	(1.500)	(1.375)						
3.125	(1.825)	(1.750)	(1.625)	3.375	(1.825)	(1.750)	(1.625)	3.625	(1.825)	(1.750)	(1.625)						
Caps: 2/2/6			Margin: 2.50			Caps: 2/2/6			Margin: 2.00			Caps: 5/2/5			Margin: 2.25		

Conforming Loan (<= \$510,400) Fee Adjustments								
FICO Score	LTV Range							
	<= 60%	60.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-90%	90.01-95%	> 95%
>= 740	0.00%	0.25%	0.25%	0.50%	0.25%	0.25%	0.25%	N/A
720-739	0.00%	0.25%	0.50%	0.75%	0.50%	0.50%	0.50%	N/A
700-719	0.00%	0.50%	1.00%	1.25%	1.00%	1.00%	1.00%	N/A
680-699	0.00%	0.50%	1.25%	1.75%	1.50%	1.25%	1.25%	N/A
Adjustable Rate Mortgage	N/A	N/A	N/A	N/A	N/A	N/A	0.25%	0.25%
Cash-Out (FICO >=740) ²	0.375%	0.625%	0.625%	N/A	N/A	N/A	N/A	N/A
Cash-Out (FICO 700-739) ²	0.375%	1.000%	N/A	N/A	N/A	N/A	N/A	N/A
Cash-Out (FICO 680-699) ²	0.375%	1.125%	1.125%	N/A	N/A	N/A	N/A	N/A
Condominium ³	0.00%	0.00%	0.00%	0.75%	0.75%	0.75%	0.75%	N/A
Interest Only (5/1 ARM) ³	0.25%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Secondary Financing	FICO < 720		FICO >= 720		Extension Fee		Float Down Rate	
All mortgages where the CLTV exceeds the LTV	0.375%		0.375%				0.25%	
CLTV 80.01%-95% and LTV <= 65%	0.50%		0.25%		<= 10 Days		0.10%	
CLTV 80.01%-95% and LTV 65.01%-75%	0.75%		0.50%		Beginning on day 11, each		0.10%	
CLTV 90.01%-95% and LTV 75.01%-95%	1.00%		0.75%		subsequent day is charged an		0.10%	
CLTV 76.01%-90% and LTV 75.01%-90%	1.00%		0.75%		additional 0.03%.		+ 0.125% rate	

- 21-day lock is available for purchase loans only and requires completed appraisal and desk review from TCU prior to lock-in.
- Maximum condominium cash-out financing is 70% LTV. Cash-out on second homes is not permitted.
- Interest only available on 5/1 Libor ARM (WC5-1) only. Property must be an owner occupied single family residence, with no secondary financing. Maximum LTV is 70%. Minimum FICO 700.
- Maximum LTV for 3/3 Libor ARM (WC3-3), and 5/5 CMT ARM (WC5-5CMT) is 80%.
- Up to a 1% pricing adjustment may be added to all California adjustable rate (ARM) condominium loans requiring mortgage insurance (MI) and/or with an LTV >80%.
- MI requirements: Purchase transaction, owner occupied, SFR or condo, TCU core 6 counties, 30% coverage

Conventional Jumbo \$510,401 - \$3,000,000*																	
3/1 Libor ARM Jumbo				5/1 Libor ARM Jumbo⁴				7/1 Libor ARM Jumbo									
Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day						
2.625	(0.825)	(0.750)	(0.625)	2.875	(0.825)	(0.750)	(0.625)	3.125	(0.825)	(0.750)	(0.625)						
2.750	(1.075)	(1.000)	(0.875)	3.000	(1.075)	(1.000)	(0.875)	3.250	(1.075)	(1.000)	(0.875)						
2.875	(1.325)	(1.250)	(1.125)	3.125	(1.325)	(1.250)	(1.125)	3.375	(1.325)	(1.250)	(1.125)						
3.000	(1.575)	(1.500)	(1.375)	3.250	(1.575)	(1.500)	(1.375)	3.500	(1.575)	(1.500)	(1.375)						
3.125	(1.825)	(1.750)	(1.625)	3.375	(1.825)	(1.750)	(1.625)	3.625	(1.825)	(1.750)	(1.625)						
Caps: 2/2/6			Margin: 2.25			Caps: 2/2/6			Margin: 2.25			Caps: 5/2/5			Margin: 2.25		
3/3 Libor ARM Jumbo				5/5 CMT ARM Jumbo				10/1 Libor ARM Jumbo									
Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day	Rate	21-Day ²	30-Day	45-Day						
2.750	(0.825)	(0.750)	(0.625)	3.000	(0.825)	(0.750)	(0.625)	3.125	(0.825)	(0.750)	(0.625)						
2.875	(1.075)	(1.000)	(0.875)	3.125	(1.075)	(1.000)	(0.875)	3.250	(1.075)	(1.000)	(0.875)						
3.000	(1.325)	(1.250)	(1.125)	3.250	(1.325)	(1.250)	(1.125)	3.375	(1.325)	(1.250)	(1.125)						
3.125	(1.575)	(1.500)	(1.375)	3.375	(1.575)	(1.500)	(1.375)	3.500	(1.575)	(1.500)	(1.375)						
3.250	(1.825)	(1.750)	(1.625)	3.500	(1.825)	(1.750)	(1.625)	3.625	(1.825)	(1.750)	(1.625)						
Caps: 2/2/6			Margin: 2.50			Caps: 2/2/6			Margin: 2.00			Caps: 5/2/5			Margin: 2.25		

Jumbo (\$510,401 - \$3,000,000*) Fee Adjustments						
All	LTV Range					
	<= 65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%
All	0.0%	0.0%	0.125%	0.25%	N/A	N/A

Jumbo A ARM Loan (\$510,401 - \$3,000,000*) Fee Adjustments							Float Down Jumbo		Jumbo A Loan Fee Adjustments	
Cash-Out	LTV Range						0.25%		Extension Fee	
	<= 65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%	85.01-95%	90% with MI program		Extension Fee	
Cash-Out	0.25%	0.25%	0.25%	N/A	N/A	N/A	3/1 Libor, 3/3 Libor, 5-5CMT, 5/1 Libor, 7/1 Libor and 10/1 Libor only		<= 10 Days	
Second Home	0.25%	0.25%	0.25%	N/A	N/A	N/A	+ 0.125% rate		Beginning on day 11, each subsequent day is charged an additional 0.03%.	
Condominium	0.00%	0.00%	0.75%	0.75%	N/A	N/A				
Interest Only (5/1 ARM)*	0.50%	N/A	N/A	N/A	N/A	N/A				

- 21-day lock is available for purchase loans only and requires completed appraisal and desk review from TCU prior to lock-in.
- Minimum FICO for Jumbo A programs is 680, and 740 for Interest Only. All Jumbo A properties must be located in the State of California.
- The adjustable rate mortgage (ARM) floor is the margin.
- Interest only available on 5/1 Libor ARM (WJ5-1) only. Property must be an owner occupied single family residence, no secondary financing. Cash-out is not allowed.
- Any unaddressed guidelines will defer to FNMA underwriting guidelines and standards.
- MI requirements: Purchase transaction, owner occupied, SFR or condo, TCU core 6 counties, 30% coverage

Eligible members are those applicants who live, work, worship or attend school in Alameda County, Contra Costa County, San Francisco County, Santa Clara County, Santa Cruz County, San Mateo County, San Diego County, Orange County, Los Angeles County, Sacramento County, San Joaquin County, Solano County, Sonoma County, Marin County, Napa County.

All loans require Tech CU membership prior to docs.
Rates, terms, and conditions are subject to change without notice.