



4533 MacArthur Boulevard, Suite B  
Newport Beach, CA 92660



www.Independence-Bank.net

# ★ 40 BASIS POINT REBATE

## FIXED RATE LOAN PROGRAMS WHOLESALE

Property Type	Loan Amount	2 Year Fixed	3 Year Fixed	5 Year Fixed	Index	Margin	Loan to Value	Minimum DCR	Maximum Amort/Term	Loan Fees	Processing Fees	Admin Fees
Multi-Family	\$400,000-\$3,000,000	6.65%	6.75%	6.99%	6 Month LIBOR	2.99%	Maximum 75%	1.15	30/30	Par to Brokers	\$500 plus Appraisal	\$1,250
Commercial	\$500,000-\$3,000,000	7.25%	7.25%	7.50%	6 Month LIBOR	3.00%	Maximum 75%	1.25	30/30	Par to Brokers	\$500 plus Appraisal	\$1,250
Commercial	\$400,000-\$499,999	7.50%	7.50%	7.75%	6 Month LIBOR	3.25%	Maximum 75%	1.25	30/30	Par to Brokers	\$500 plus Appraisal	\$1,250

IMPOUNDS:	<b>NOT</b> required for real estate taxes or insurance.
UNDERWRITING RATE:	The 2, 3 or 5 year fixed rate.
CAPS:	2.00% per annum and 6.00% lifetime. The interest rate and the payment adjust every six months
LOAN TERM:	The loan amortization shall not exceed the remaining economic life of the property.
PROPERTY CONDITION:	The property should have no deferred maintenance and be comparable to other properties of similar type and age.
LIQUIDITY:	The Borrower's verified liquid assets should be greater than six months of principal and interest payments.
PROCESSING FEE:	Add \$250 to the processing fee for each additional entity.
PERSONAL RECOURSE:	Yes.

### Prepay Penalties

Program	Multifamily	Comm.
2 Year Fixed	3-2-1	3-2-1
3 Year Fixed	3-2-1	3-2-1
5 Year Fixed	4-3-2-2-1	4-3-2-2-1

**Alternate Indices Available**

- WSJ Prime – Use prime rate
- COFI – Add 70 bps to margin

### PRELIMINARY SUBMISSION

- Loan Submission Form (Available at [www.independence-bank.net](http://www.independence-bank.net))
- Current Rent Roll/Lease Summary
- Borrower Financial Statement (Balance Sheet)
- Color Photographs (Exterior)
- Current Income and Expense Statement (Purchase)
- Two Years of Operating History (Refinance)
- Executed Purchase Agreement (Purchase)

### CONTACT

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