

BRADESCO BAC FLORIDA BANK / WHOLESALE RATES

www.bradescobacflorida.com/ratesheet

APRIL 4, 2022

ALL LOANS CAN BE LOCKED AT LOAN SUBMISSION FOR **60 DAYS** IF REQUESTED

RESIDENTIAL FOREIGN NATIONAL AND DOMESTIC LOAN PROGRAMS.
SEE PROGRAM DESCRIPTION FOR ALL CRITERIA INCLUDING LTV'S

NON -WARRANTABLE CONDOS AND JUMBO LOANS AVAILABLE ON ALL PRODUCTS/ HIGH LTV FOREIGN NATIONAL LOANS

FOREIGN NATIONAL LOANS, CORPORATE TITLE LOANS, BUSINESS PURPOSE INVESTMENT LOANS, ALL NON-TRID, AND NON- REG. Z LOANS

3/1 ARM		5/1 ARM		7/1 ARM		LENDER PAID COMPENSATION **
4.000%		4.500%		4.625%		0.00%
4.250%		4.750%		4.875%		1.00%
4.375%		4.875%		5.000%		1.50%
4.500%		5.000%		5.125%		2.00%

1. Foreign National Purchase Condo Loans with LTV Enhancement Increase Rate by .25%

Interest Only options are available on the 3/1 ARM and 5/1 ARM with an LTV reduction of 5%

LOAN AMOUNTS > \$2,000,000 REDUCE RATE BY .25%

** Additional borrower paid broker compensation and fees are allowable on all Non-Regulation "Z" and Non TRID applicable loans.

DOMESTIC BORROWER PRIMARY AND SECOND HOME LOANS, INCLUDING ALL TRID & REGULATION "Z" APPLICABLE LOANS

3/1 ARM		5/1 ARM		7/1 ARM	PRICING
3.875%		4.375%		4.500%	0.00%

Interest Only options are available on the 5/1 ARM with an LTV reduction of 5%

Maximum Lender Paid Compensation is \$50,000

❖ SEE LOAN PROGRAM DESCRIPTION FOR COUNTRY RESTRICTIONS.

❖ ALL NON REG. Z / NON TRID LOANS WITH LENDER PAID COMP. HAVE A (3/2/1) PREPAYMENT PENALTY.

❖ LOANS WITH ONLY BORROWER PAID BROKER COMPENSATION HAVE NO PREPAYMENT PENALTY.

❖ BAC DOES NOT OFFER LENDER PAID COMPENSATION ON REG. Z or TRID APPLICABLE LOANS.

❖ INDEX - ONE YEAR CONSTANT MATURITY TREASURY (1-YEAR CMT) - MARGIN 3.75% - 2/6 CAPS.

❖ 6% SELLER CONTRIBUTION ALLOWED TOWARDS BUYERS CLOSING COST AND PREPAIDS

❖ REAL ESTATE TAXES WILL BE ESTIMATED AT 2.00% OF THE SALES PRICE ON PURCHASE TRANSACTIONS

❖ FOR ALL REFI CASH-OUT TRANSACTIONS THAT CLOSE WITHIN 6 MONTHS OF ORIGINAL CASH PURCHASE USE THE SAME LTV'S AS THOSE FOR RATE & TERM REFINANCE

KEY FEATURES

- ALTERNATE INCOME DOCUMENTATION FOR FOREIGN NATIONALS.
- SELF-EMPLOYED FOREIGN NATIONALS REQUIRE AN ACCOUNTANT'S LETTER WITH 2 YEARS OF INCOME AND A YTD FIGURE
- DOMESTIC BORROWERS REQUIRE FULL INCOME DOCUMENTATION (4506 REQUIRED)
- MINIMUM U.S. CREDIT SCORE FOR DOMESTIC BORROWERS IS 680
- CORPORATE TITLE ACCEPTABLE (SHELL CORPS ONLY)
- NO ESCROW WAIVERS ARE ALLOWED
- ALL FOREIGN NATIONAL LOANS MUST ESTABLISH AN ACH DEBIT FOR MORTGAGE PAYMENTS FROM A U.S. BANK.
- THE ACH DEBIT FORM MUST BE SIGNED PRIOR TO SCHEDULING CLOSING.
- A WAIVER OF THE ACH DEBIT PAYMENT REQUIREMENT WILL BE ALLOWED BY INCREASING THE RATE BY 1.00%
- PREPAYMENT PENALTIES ARE (3/2/1) 3% FIRST YEAR; 2% SECOND YEAR AND 1% THE THIRD YEAR. A PARTIAL PRINCIPAL REDUCTION OF 20% OF THE ORIGINAL BALANCE IS ALLOWABLE WITH NO PENALTY.
- **SEE LOAN PROGRAM GUIDELINES FOR CASH RESERVE AND CASH TO CLOSE REQUIREMENTS.**
- **SEE LOAN PROGRAM GUIDELINES FOR LTV's**

LENDING AREAS

Primary Lending Areas: The entire State of Florida.

Secondary Lending Areas: Texas, New York (Manhattan, Brooklyn, Queens, Long Island)

LOAN FEES

BAC FEES	AMOUNT	GFE. FEE LOCATION (if applicable)	
Underwriting / Doc Prep. Fee	\$1500.00	Block 1 Origination Charge	
Tax Service Fee	\$187.00	Block 3 Required Services	
Flood Certification	\$ 15.00	Block 3 Required Services	
Appraisal	SEE PAGE 6	Block 3 Required Services	

DISCLOSING BROKER COMPENSATION ON THE GFE FOR NON TRID AND NON REG Z APPLICABLE LOANS AND TRID LOANS:

CALL YOUR LOAN REP FOR ALL TRID DISCLOSURE REQUIREMENTS

CALL YOUR LOAN REP FOR ALL RESPA LOAN DISCLOSURE REQUIREMENTS

CALL YOUR LOAN REP FOR ALL NON TRID, NON RESPA DISCLOSURE REQUIREMENTS

NON REG - Z LOANS: (Borrower Paid, Lender Paid or Dual Compensation is allowed.)

ESTIMATED APPRAISAL FEES

PURCHASE PRICE	APPRAISAL FEE
\$ 200,000.00 - \$ 500,000.00	\$ 400.00
\$ 500,000.00 - \$ 750,000.00	\$ 450.00
\$ 750,000.00 - \$ 1,000,000.00	\$ 750.00
\$ 1,000,000.00 – \$ 2,000,000.00	\$ 950.00
\$ 2,000,000.00 – \$ 3,000,000.00	\$ 1,200.00
\$ 3,000,000.00 – \$ 4,000,000.00	\$ 1,500.00
2-4 Family Properties	CALL FOR QUOTE
INVESTMENT LOANS	Require additional \$150.00 fee

BRADESCO BAC FLORIDA BANK CONTACT LIST

Jeff Gross	DIV HEAD REAL ESTATE FINANCE	305-789-8035 off 305-772-7960 cell	jgross@bacflorida.com
German Gonzalez	ACCOUNT EXECUTIVE	305-785-3905 cell	ggonzalez@bacflorida.com
Baine Leon	ACCOUNT EXECUTIVE	305-546-3454 cell	bleon@bacflorida.com
Henry Villaronga	HEAD OF OPERATIONS	305-789-7041	HVillaronga@bacflorida.com
Ana Wilrycx	LOAN UNDERWRITING	305-789-8038	awilrycx@bacflorida.com
Antonio Muniz	LOAN UNDERWRITING	305-789-8005	amuniz@bacflorida.com
Marta San Martin	LOAN UNDERWRITING	305-789-8078	msanmartin@bacflorida.com
Sara de la Regata	LOAN UNDERWRITING	305-789-7099	sdelaregata@bacflorida.com
Silvia Vasquez	LOAN REGISTRATION	305-789-8039	svasquez@bacflorida.com
Christy Espinosa	LOAN REGISTRATION	305-789-7055	cespinosa@bacflorida.com
Lisett Seiglie	QUALITY CONTROL	305-789-8011	lseiglie@bacflorida.com
Maria Morell	LOAN CLOSING	305-789-8083	mmorell@bacflorida.com
Merida Galceran	LOAN CLOSING	305-789-7085	mgalceran@bacflorida.com
Gloria Valdivia	LOAN CLOSING	305-789-8019	gvaldivia@bacflorida.com
Denise L. Chow	ENCOMPASS ADMIN	305-789-8068	dlchow@bacflorida.com

COMMERCIAL REAL ESTATE LOAN PROGRAM

MINIMUM LOAN AMOUNT - \$1,000,000

MAXIMUM LOAN AMOUNT - CALL SCOTT HODSON

LTV

PURCHASE/RATE & TERM - 70%

CASH OUT/REFINANCE - 50%

TERMS

- 10 YEAR BALLOON, 25 YEAR AMORTIZATION, FIRST 5 YEARS FIXED
- SECOND FIVE YEARS EQUAL TO 1 YEAR CMT + 3.75% ADJUSTED YEARLY WITH A FLOOR RATE EQUAL TO THE START RATE
- CALL FOR YSP OPTIONS
- COMMITMENT FEE 1%
- DSCR - 1.30X (OWNER OCCUPIED)
- DSCR - 1.25X

PREFERRED PROPERTY TYPES

* MULTIFAMILY * OWNER OCCUPIED * WAREHOUSES * OFFICE

• FOREIGN NATIONAL BORROWERS ARE WELCOME

• 72 HOUR PREQUALIFICATIONS

• 10-20 DAY COMMITMENTS

• 45 DAY CLOSING PERIOD

CONTACTS

Scott Hodson

Office: 305-789-8067 Cell: 305-794-9022 shodson@bacflorida.com