



TCF Relationship Lending Pricing & Product Guide

Effective Date: **08/01/17**

Replaces Pricing Guide of: **07/10/17**

HELOC RATES

Current Prime – 4.25%

* Primary Residences (owner occupied)

Property Type: SFR, PUD, Townhomes, Condo, 1-2 units

Line Amounts: \$5,000 to \$350,000 with a maximum CLTV of 89.99%
>\$350,000 to \$500,000 with a maximum CLTV of 85%

10 YEAR DRAW/20 YEAR REPAY HELOC RATES				
Combined 1st & 2nd	CLTV	Minimum FICO Purchases	Minimum FICO REFI	Prime+ (margin listed below)
\$750,000	89.99%	700	700	1.99%
\$750,000	80.00%	700	700	1.49%
\$750,000	70.00%	700	700	.99%
\$1,500,000	89.99%	730	730	1.99%
\$1,500,000	80.00%	730	730	1.49%
\$1,500,000	70.00%	730	730	.99%

** Second Homes (owner occupied)

Property Type: SFR, PUD, Townhomes, Condos, 1 -2 units

Line Amounts: \$5,000 to \$250,000 with a maximum CLTV of 85%

\$1,275,000	85.00%	730	730	1.99%
\$1,275,000	80.00%	730	730	1.49%
\$1,275,000	70.00%	730	730	.99%

- Qualifying debt ratios: 38% front-end / 45% total.
- TCF uses appraisal from the 1st mortgage loan, provided it is less than 120 days old when submitted, less than 150 days old at closing, and meets TCF underwriting requirements.
- TCF uses title commitment/work from the 1st mortgage loan. Junior title insurance policy needed if the credit limit is greater than \$250,000.
- A minimum of three credit bureau trades, with the oldest trade originated at least three years prior to the credit bureau date.
- TCF will calculate a payment for underwriting purposes at the appropriate qualifying rate amortized over a 30 year term, plus a payment shock of .0018 times the line amount.
- No foreclosure, deed-in-lieu of foreclosure, short sale or "real estate account paid for less than full balance" within the last 5 years.
- No bankruptcy filing within the last 8 years.
- Approvals and pricing are good for 30 days.
- Floor rate of 51 bps below the initial rate or 4.99%, whichever is greater, unless the initial start rate is less than 4.99%, then the floor rate will be equal to the initial start rate.
- \$75.00 annual maintenance fee.
- Owner-occupied primary residence and second homes.
- Borrower pays TCF loan origination charge of \$295 and third party settlement charges.
- Use the tri-merge mid-score from the primary wage earner.

