

# Crescent Mortgage Company

6600 Peachtree Dunwoody Rd NE, 600 Embassy Row Ste #650, Atlanta, GA 30328

(800) 851-0263

[www.crescentmortgage.com](http://www.crescentmortgage.com)

**Market Update: 5/15/2019**  
**MBA Mortgage Applications -0.6% Ending May 10. Empire Manufacturing At 17.8 in May vs 8.0 Expected. Retail Sales MoM -0.2% in Apr vs +0.2% Expected. Ind Prod MoM -0.5%. Capacity Utilization At 77.9%. NAHB Housing Market Index At 66 in May. 30Yr. Bond Yield 2.830%, 10Yr. Bond Yield 2.386% as of 10:35 am ET**

**Marketing Department Information**

**Email:** [Marketing@CrescentMortgage.net](mailto:Marketing@CrescentMortgage.net)

**Rates are good through: 10:30AM the following business day**  
**\*\*\* RATES SUBJECT TO CHANGE WITHOUT NOTICE.**

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**Lock Periods**

**Lock Periods: 15-60 days**

15 Day - Approved Loans Only

Refer to our Pricing and Lock Policy on Document Express for lock extension and re-lock fees

**Fees:**

	Wholesale	Correspondent	1x CP Modification
Conventional Conforming	\$795	\$700	\$250
FHA	\$795	\$700	
VA Purchase Loans	\$795	\$700	
VA Refinance Loans	<i>No Separate Admin Fee on VA Refinance Loans (See Rate Sheet for price adjustment)</i>		
Rural Housing	\$795	\$700	
Jumbo Option I & II	\$795	\$700	\$350
Flood Cert	\$11	\$11	

**CRESCENT ACCOUNT EXECUTIVES**

<b>Bob Shellenberger, SVP Sales Mgr</b>	727-638-1583
<b>Amanda Scott</b> AL, MS	251-377-2007
<b>Annessa Frederick</b> FL	239-222-4669
<b>Greg Palas</b> IA, IL, KS, MO, NE	515-360-3722
<b>Ashli Matson</b> GA, SC	770-714-5417
<b>Bob Shellenberger</b> AZ, NM, CA, PA, NJ, TX	727-638-1583
<b>Diane Carlson</b> CT, MA, ME, NH, VT, RI, NJ	781-608-8489
<b>Casey Filburn</b> OR, WA	360-609-8335
<b>Dannie Hinton</b> IN, KY, OH	812-697-4915
<b>Dawn Cooley</b> CO, ID, NV, UT, WY, MT	970-278-9328
<b>Drais Von Hagen</b> NC, TN, WV	865-607-5626
<b>Ian Wright</b> TX, OK	972-880-6018
<b>Dan Talley</b> VA, DE, MD, PA	703-424-1095
<b>Rick McKinley</b> IA, KS, MI, MN, ND, SD, WI	763-458-4051
<b>Jeanne Olson</b> IA, KS, MI, MN, ND, SD, WI	218-208-8259
<b>Shy Tittlebaum</b> LA, MS, AR, AL, OK, TX	225-810-6085

**THIS RATE SHEET IS FOR MORTGAGE PROFESSIONALS ONLY, NOT FOR PUBLIC CONSUMPTION.**  
**CMC Rates are price indications only and are subject to change without notice**



# Government

15 DAY EXPIRATION DATE 05/30/19  
30 DAY EXPIRATION DATE 06/14/19  
45 DAY EXPIRATION DATE 06/29/19  
60 DAY EXPIRATION DATE 07/14/19

15 day Locks For Approved Loans Only.

<u>FHA/VA 30 Yr, 25 Yr, 20 Yr</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
<b>4.625</b>	104.670	104.570	104.420	104.120
<b>4.500</b>	104.307	104.207	104.057	103.757
<b>4.375</b>	103.569	103.469	103.319	103.019
<b>4.250</b>	103.339	103.239	103.089	102.789
<b>4.125</b>	103.294	103.194	103.044	102.744
<b>4.000</b>	103.080	102.980	102.830	102.530
<b>3.875</b>	102.643	102.543	102.393	102.093
<b>3.750</b>	102.185	102.085	101.935	101.635
<b>3.625</b>	101.972	101.872	101.722	101.422
<b>3.500</b>	101.511	101.411	101.261	100.961
<b>3.375</b>	101.030	100.930	100.780	100.480

<u>FHA/VA 15 Yr</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
<b>4.125</b>	102.539	102.439	102.289	101.989
<b>4.000</b>	102.177	102.077	101.927	101.627
<b>3.875</b>	101.802	101.702	101.552	101.252
<b>3.750</b>	101.414	101.314	101.164	100.864
<b>3.625</b>	101.025	100.925	100.775	100.475

<u>FHA/VA 5/1 ARM - Caps 1/5 - Margin 2.00</u>				
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>
<b>4.250</b>	97.931	97.831	97.681	97.381
<b>4.125</b>	97.561	97.461	97.311	97.011
<b>4.000</b>	97.181	97.081	96.931	96.631
<b>3.875</b>	96.772	96.672	96.522	96.222
<b>3.750</b>	96.390	96.290	96.140	95.840
<b>3.625</b>	96.000	95.900	95.750	95.450
<b>3.500</b>	95.601	95.501	95.351	95.051

**INDEX : 1 YR Treas : 2.370**

VA IRRRL not allowed on VA 5/1 ARM

Price Tiers by State:	For Fixed Only	Add to Price:
RI TX		0.150
AL AR AZ ID IN MS OR TN VA WA WV		-0.050
CO DE MD OH		-0.100
CA FL MI NJ NV UT WI		-0.150

Loan Amount Price Adjusters	
Total Loan Amount => \$200,000 with Base Amt <=Conf Limit	0.100
Total Ln Amt \$75,000 to \$99,999	-0.250
Total Ln Amt \$60,000 to \$74,999	-0.375
Total Ln Amt \$25,000 to \$59,999	-1.000
Total Ln Amt < \$25,000	-2.000

All Borrowers Must Have a Credit Score.	
Adjustments Based on All Borrowers Mid Score :	
FHA Score 600-619 (1 Unit, Purchase Only)	-2.500
FHA / VA Score 620-639	-1.500
FHA / VA Score 640-679	-0.500
FHA / VA Score => 720	0.250

VA Loans - All transactions	-0.250
VA Cash Out over 90% LTV	-0.500
FHA Streamline Refinance with CLTV over 100%	-1.500
20 Yr Term (Deduct from 30 Yr Price)	-0.600
FHA High Balance - Over Conforming Limit (base loan amt) - 30 YR Fix ONLY	-2.000
VA High Balance Loans - Over Conf Limit to \$1,500,000 - 30 YR Fix ONLY	-2.000

<p><b>Effective 5/1 - this fee will be calculated in Motion Senario Pricer based on current admin fee and loan amount</b></p> <p>Loan Amount Adjusters will apply to locks with No Admin Fee checked</p>	<p><b>ALL VA Refinance Transactions will require Admin Fee be calculated in price</b></p> <p><b>Effective 5/1 - this fee will be calculated in Motion Senario Pricer based on current admin fee and loan amount</b></p>
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**Crescent Mortgage Company FHA # 2084000006. Crescent Mortgage Company VA # 6402350000.**  
**Please see website for FHA & VA Product Profiles.**

<u>RURAL HOUSING LOANS</u>					Minimum Score 640
*** Homebuyer education maybe required for first time homebuyers by the USDA office					
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>	
<b>4.750</b>	103.401	103.301	103.151	102.851	
<b>4.625</b>	103.420	103.320	103.170	102.870	
<b>4.500</b>	103.257	103.157	103.007	102.707	
<b>4.375</b>	102.869	102.769	102.619	102.319	
<b>4.250</b>	102.639	102.539	102.389	102.089	
<b>4.125</b>	102.594	102.494	102.344	102.044	
<b>4.000</b>	102.400	102.300	102.150	101.850	
<b>3.875</b>	101.943	101.843	101.693	101.393	
<b>REMINDER:</b>	Crescent Mortgage will not close or purchase RD loans with the following commitment language: "subject to the availability of Congressionally appropriated funds"				
	<b>Price Tiers by State</b>				
	AR, AZ, GA, IN, MN, NC, NM, OK, PA, RI, VT, WI				0.100
	CO, DE, MA, MD, MT, ND, VA & WY.				-0.150
	CA, ID, MI, NJ, NV, OR, UT, WA.				-0.250
	<b>Loan Amount</b>				<b>Price Adjustment</b>
	\$55,001 to \$95,000				-0.500
	\$35,000 - \$55,000				-1.000
	Standard Streamline Refinance				-0.500
	RH 30 Streamlined Assist Refi				-0.500
	<b>Score</b>				
	Credit Score 640-679				-1.500

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# Jumbo Option I

1 YR CMT	2.370
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EXPIRATION DATES :

15 DAY	05/30/19	45 DAY	06/29/19
30 DAY	06/14/19	60 DAY	07/14/19

5/1 Jumbo CMT ARM 2/2/5 Caps

Rate	30 Day	45 Day	60 Day
3.875	101.780	101.480	101.280
3.750	101.630	101.330	101.130
3.625	101.513	101.213	101.013
3.500	101.330	101.030	100.830
3.375	101.168	100.868	100.668
3.250	100.937	100.637	100.437
3.125	100.665	100.365	100.165

7/1 Jumbo CMT ARM 5/2/5 Caps

Rate	30 Day	45 Day	60 Day
4.000	101.993	101.693	101.493
3.875	101.921	101.621	101.421
3.750	101.692	101.392	101.192
3.625	101.533	101.233	101.033
3.500	101.362	101.062	100.862
3.375	101.121	100.821	100.621
3.250	100.812	100.512	100.312

10/1 Jumbo CMT ARM 5/2/5 Caps

Rate	30 Day	45 Day	60 Day
4.125	102.216	101.916	101.716
4.000	102.187	101.887	101.687
3.875	102.149	101.849	101.649
3.750	102.018	101.718	101.518
3.625	101.616	101.316	101.116
3.500	101.231	100.931	100.731
3.375	100.886	100.586	100.386

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
4.250	102.457	102.407	102.107	101.907
4.125	102.324	102.274	101.974	101.774
4.000	102.103	102.053	101.753	101.553
3.875	101.788	101.738	101.438	101.238
3.750	101.519	101.469	101.169	100.969
3.625	101.358	101.308	101.008	100.808
3.500	101.063	101.013	100.713	100.513

**Jumbo One Close CP Program**

Modification to 7/1 Jumbo LIBOR ARM 5/2/5 2.75 Margin

Rate	30 Day	45 Day	60Day
4.250	101.993	101.693	101.493
4.125	101.921	101.621	101.421
4.000	101.692	101.392	101.192
3.875	101.533	101.233	101.033
3.750	101.362	101.062	100.862
3.625	101.121	100.821	100.621
3.500	100.812	100.512	100.312

Escrow Waiver -0.250  
 LTV > 70% -0.375  
 Second Home -0.500

Margin 2.75 , Index 1 Yr CMT (Treasury)

Adjustments for All Jumbo Products :

Second Home	-0.375
Escrow Waiver	-0.250
LTV >70%	-0.375

**Note - All loans that close with Crescent's funds  
 Must close in name Crescent Mortgage Company.  
 Interest Credit is not allowed.**

**All Jumbo Loans Must be Run DU**

Please see website for JUMBO parameters.  
 For Primary Residence and Second Homes Only.

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# Jumbo Option II

EXPIRATION DATES :

15 DAY	05/30/19	45 DAY	06/29/19
30 DAY	06/14/19	60 DAY	07/14/19

LIBOR 12 MONTH	2.639
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**5/1 Jumbo LIBOR ARM 2/2/5 Caps 2.25 Margin**

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.500	102.192	101.992	101.842	
4.375	101.926	101.726	101.576	
4.250	101.666	101.466	101.316	
4.125	101.389	101.189	101.039	
4.000	101.093	100.893	100.743	
3.875	100.778	100.578	100.428	
3.750	100.472	100.272	100.122	

**30 Yr Jumbo II** **MAX NET PRICE = 102.00**

Rate	30 Day	45 Day	60 Day
5.125	102.734	102.534	102.384
5.000	102.413	102.213	102.063
4.875	102.084	101.884	101.734
4.750	101.763	101.563	101.413
4.625	101.476	101.276	101.126
4.500	101.256	101.056	100.906
4.375	100.846	100.646	100.496

**7/1 Jumbo LIBOR ARM 2/2/5 Caps 2.25 Margin**

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.500	102.344	102.144	101.994	
4.375	102.115	101.915	101.765	
4.250	101.831	101.631	101.481	
4.125	101.521	101.321	101.171	
4.000	101.218	101.018	100.868	
3.875	100.825	100.625	100.475	
3.750	100.459	100.259	100.109	

**15 Yr Jumbo II** **MAX NET PRICE = 102.00**

Rate	30 Day	45 Day	60 Day
4.500	102.189	101.989	101.839
4.375	102.108	101.908	101.758
4.250	101.808	101.608	101.458
4.125	101.491	101.291	101.141
4.000	101.261	101.061	100.911
3.875	101.087	100.887	100.737
3.750	100.573	100.373	100.223

**10/1 Jumbo LIBOR ARM 2/2/5 Caps 2.25 Margin**

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.625	102.828	102.628	102.478	
4.500	102.651	102.451	102.301	
4.375	102.429	102.229	102.079	
4.250	102.129	101.929	101.779	
4.125	101.749	101.549	101.399	
4.000	101.333	101.133	100.983	
3.875	101.022	100.822	100.672	

**Pricing Adjustments:**

CLTV

MAX NET PRICE = 102.00

FICO	CLTV<= 55%	55.01-60.00%	60.01-65.00%	65.01-70.00%	70.01-75.00%	75.01-80.00%	80.01-85.00%	85.01-90.00%
>= 780	0.500	0.500	0.500	0.375	0.250	0.000	-0.125	-0.375
760-779	0.500	0.375	0.375	0.375	0.125	-0.125	-0.250	-0.500
740-759	0.500	0.375	0.250	0.250	0.000	-0.250	-0.500	-0.750
720-739	0.500	0.375	0.250	0.250	0.000	-0.500	-0.750	N/A
700-719	0.375	0.250	0.125	0.000	-0.250	-0.625	N/A	N/A
680-699	0.375	0.250	0.125	0.000	N/A	N/A	N/A	N/A
Purchase	0.375	0.375	0.250	0.250	0.250	0.250	0.000	0.000
CashOut Refi	0.000	0.000	-0.250	-0.750	-1.500	N/A	N/A	N/A
2nd Home	0.000	0.000	0.000	0.000	-0.125	-0.125	N/A	N/A
High LTV	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000
Loan Amt > 1mm <= 1.5mm		0.000	0.000	0.000	-0.125	-0.375	N/A	N/A
Loan Amt > 1.5mm		0.000	0.000	-0.125	-0.250	-0.500	N/A	N/A

The 102.00 price includes adding back LPO Comp

Lock Pricing will be updated after initial lock transaction if net price is greater than 102. New confirmation will be issued to reflect 102 pricing

Escrow Waiver	-0.125
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FNMA High Balance / FHLMC Super Conforming

EXPIRATION DATES (Must close by expiration date)

15 DAY	05/30/19	45 DAY	06/29/19
30 DAY	06/14/19	60 DAY	07/14/19

Fannie Mae High Balance

See [www.fhfa.gov](http://www.fhfa.gov) for High Cost Areas

30 yr FNMA High Balance					15 yr FNMA High Balance				
	15 Days	30 Days	45 Days	60 Days		15 Days	30 Days	45 Days	60 Days
5.500	103.626	103.526	103.376	103.126	4.500	102.571	102.471	102.321	102.071
5.375	103.301	103.201	103.051	102.801	4.375	102.562	102.462	102.312	102.062
5.250	102.943	102.843	102.693	102.443	4.250	102.243	102.143	101.993	101.743
5.125	103.179	103.079	102.929	102.679	4.125	101.941	101.841	101.691	101.441
5.000	103.363	103.263	103.113	102.863	4.000	101.574	101.474	101.324	101.074
4.875	102.989	102.889	102.739	102.489	3.875	101.255	101.155	101.005	100.755
4.750	102.485	102.385	102.235	101.985	3.750	100.893	100.793	100.643	100.393
4.625	102.178	102.078	101.928	101.678	3.625	100.672	100.572	100.422	100.172
4.500	101.931	101.831	101.681	101.431	3.500	100.361	100.261	100.111	99.861
4.375	101.548	101.448	101.298	101.048	3.375	99.980	99.880	99.730	99.480
4.250	100.973	100.873	100.723	100.473	3.250	99.624	99.524	99.374	99.124
4.125	100.533	100.433	100.283	100.033	3.125	99.110	99.010	98.860	98.610
4.000	100.280	100.180	100.030	99.780	3.000	98.721	98.621	98.471	98.221
3.875	99.890	99.790	99.640	99.390	2.875	98.311	98.211	98.061	97.811

Fannie Mae High Balance Price Adjusters

The Following Adjustments Apply and are Cumulative:

Risk Based Pricing		LTV / Credit Score Grid				
Loans with terms of 180 months will not be adjusted with LTV/Score price adjusters						
LTV						
Credit Score	<= 60	> 60 <= 70	>70 <= 75	>75 <= 80	>80 <= 85	>85 <= 95
>= 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250
>= 720 & <= 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500
>= 700 & <= 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000
>= 680 & <= 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
>= 660 & <= 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250
>= 640 & <= 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750
>= 620 & <= 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250
Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%					-0.250
State Adjusters (if applicable)						30 Yr 15 Yr
TX						0.100 0.000
CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA						-0.100 -0.100
AL, AR, DE, IL, IN, KY, MD, MN, NE, OH, VA, WI						-0.150 -0.100
IA, MI, MT, NV, WV						-0.200 -0.150
CA						-0.300 -0.200

Subordinate Financing			
LTV Range	CLTV Range	Score <720	Score >=720
>75 <=90	>76 <=90	-1.000	-0.750

Cash Out Refinances		LTV / Credit Score Grid			
LTV					
Credit Score	<= 60	>60 <=70	>70<=75	>75<=80	
=> 740	-1.375	-1.625	-1.625	-1.875	
=> 720 - 739	-1.375	-2.000	-2.000	-2.125	
=> 700 - 719	-1.375	-2.000	-2.000	-2.125	
=> 680 - 699	-1.375	-2.125	-2.125	-2.750	
=> 660 - 679	-1.625	-2.125	-2.125	-2.875	

Freddie Mac Super Conforming

The Following Adjustments Apply and are Cumulative:

30 yr FHLMC Super Conforming				
	15 Days	30 Days	45 Days	60 Days
5.500	103.326	103.226	103.076	102.826
5.375	103.001	102.901	102.751	102.501
5.250	102.643	102.543	102.393	102.143
5.125	102.479	102.379	102.229	101.979
5.000	102.863	102.763	102.613	102.363
4.875	102.574	102.474	102.324	102.074
4.750	102.120	102.020	101.870	101.620
4.625	101.853	101.753	101.603	101.353
4.500	101.606	101.506	101.356	101.106
4.375	101.223	101.123	100.973	100.723
4.250	100.698	100.598	100.448	100.198
4.125	100.333	100.233	100.083	99.833

Risk Based Pricing LTV / Credit Score Grid						
Credit Score	<= 60	> 60 & <= 70	> 70 & <= 75	> 75 & <= 80	> 80 & <= 85	> 85 & <= 90
>= 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250
720 <= 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500
700 <= 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000
680 <= 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250
660 <= 679	0.000	-1.000	-2.250	n/a	n/a	n/a
640 <= 659	-0.500	-1.250	-2.750	n/a	n/a	n/a

Subordinate Financing			
LTV	CLTV	< 720	=> 720
75.01 <= 90	75.01-90.00	-1.000	-0.750

Cash Out Refinances		LTV / Credit Score Grid	
LTV			
Credit Score	<= 60	> 60 <= 70	
=> 740	-1.375	-1.625	
>= 720 & <= 739	-1.375	-2.000	
>= 700 & <= 719	-1.375	-2.000	

Escrow Waiver	Owner Occp with Score >= 660 & LTV <= 80%	-0.250
State Adjusters (if applicable)		30 Yr
CO, CT, FL, ID, LA, MA, ME, MS, NC, NH, NJ, RI, SD, TN, UT, VT, WA		-0.100
AL, AR, DE, IL, IN, KY, MD, MN, NE, NM, OH, VA, WI		-0.150
AZ, IA, MT, NV, WV		-0.200
CA		-0.300