

# 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: 8/14/2019**

MBA Mortgage Applications +21.7% Ending Aug 9. Import Price Index MoM +0.2% in July vs. -0.1% Expected. Export Price Index MoM +0.2% vs -0.1% Expected. Empire Manufacturing, Retail Sales, Philly Fed Business Outlook News Tomorrow. 30Yr. Bond Yield 2.054%, 10Yr. Bond Yield 1.601% as of 10:30 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	\$795-included in pricing	\$700-included in pricing	
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>Skip Willcox</b>	GA, SC	478-357-4441
<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 08/29/19  
30 DAY EXPIRATION DATE 09/13/19  
45 DAY EXPIRATION DATE 09/28/19  
60 DAY EXPIRATION DATE 10/13/19

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>4.500</b>	104.241	104.191	104.041	103.841
<b>4.375</b>	104.221	104.171	104.021	103.821
<b>4.250</b>	104.201	104.151	104.001	103.801
<b>4.125</b>	104.166	104.116	103.966	103.766
<b>4.000</b>	103.813	103.763	103.613	103.413
<b>3.875</b>	103.435	103.385	103.235	103.035
<b>3.750</b>	103.261	103.211	103.061	102.861
<b>3.625</b>	103.161	103.111	102.961	102.761
<b>3.500</b>	103.007	102.957	102.807	102.607
<b>3.375</b>	102.578	102.528	102.378	102.178
<b>3.250</b>	102.128	102.078	101.928	101.728

<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>	102.923	102.873	102.723	102.523
<b>4.000</b>	102.612	102.562	102.412	102.212
<b>3.875</b>	102.286	102.236	102.086	101.886
<b>3.750</b>	101.945	101.895	101.745	101.545
<b>3.625</b>	101.700	101.650	101.500	101.300

<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	97.881	97.731	97.531
<b>4.125</b>	97.561	97.511	97.361	97.161
<b>4.000</b>	97.181	97.131	96.981	96.781
<b>3.875</b>	96.772	96.722	96.572	96.372
<b>3.750</b>	96.390	96.340	96.190	95.990
<b>3.625</b>	96.000	95.950	95.800	95.600
<b>3.500</b>	95.551	95.501	95.351	95.151

**INDEX : 1 YR Treas : 1.780**

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
<small>*** Homebuyer education maybe required for first time homebuyers by the USDA office</small>					
	<u>15 Days</u>	<u>30 Days</u>	<u>45 Days</u>	<u>60 Days</u>	
<b>4.000</b>	103.113	103.063	102.913	102.713	
<b>3.875</b>	102.785	102.735	102.585	102.385	
<b>3.750</b>	102.611	102.561	102.411	102.211	
<b>3.625</b>	102.511	102.461	102.311	102.111	
<b>3.500</b>	102.207	102.157	102.007	101.807	
<b>3.375</b>	101.778	101.728	101.578	101.378	
<b>3.250</b>	101.328	101.278	101.128	100.928	
<b>3.125</b>	99.700	99.650	99.500	99.300	
<b>REMINDER:</b>	Crescent Mortgage will not close or purchase RD loans with the following commitment language: <b>"subject to the availability of Congressionally appropriated funds"</b>				
<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	1.780
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EXPIRATION DATES :

15 DAY	08/29/19	45 DAY	09/28/19
30 DAY	09/13/19	60 DAY	10/13/19

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

Rate	30 Day	45 Day	60 Day
3.375	101.374	101.074	100.874
3.250	101.235	100.935	100.735
3.125	101.116	100.816	100.616
3.000	100.941	100.641	100.441
2.875	100.615	100.315	100.115
2.750	100.266	99.966	99.766
2.625	99.952	99.652	99.452

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

Rate	30 Day	45 Day	60 Day
3.500	101.451	101.151	100.951
3.375	101.286	100.986	100.786
3.250	101.152	100.852	100.652
3.125	101.011	100.711	100.511
3.000	100.827	100.527	100.327
2.875	100.418	100.118	99.918
2.750	99.929	99.629	99.429

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

Rate	30 Day	45 Day	60 Day
3.750	101.592	101.292	101.092
3.625	101.487	101.187	100.987
3.500	101.357	101.057	100.857
3.375	101.149	100.849	100.649
3.250	100.926	100.626	100.426
3.125	100.463	100.163	99.963
3.000	99.888	99.588	99.388

15 Yr Jumbo

Rate	15 Day	30 Day	45 Day	60 Day
3.750	101.805	101.755	101.455	101.255
3.625	101.671	101.621	101.321	101.121
3.500	101.530	101.480	101.180	100.980
3.375	101.353	101.303	101.003	100.803
3.250	101.128	101.078	100.778	100.578
3.125	100.668	100.618	100.318	100.118
3.000	100.110	100.060	99.760	99.560

**Jumbo One Close CP Program**

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

Rate	30 Day	45 Day	60Day
3.750	101.451	101.151	100.951
3.625	101.286	100.986	100.786
3.500	101.152	100.852	100.652
3.375	101.011	100.711	100.511
3.250	100.827	100.527	100.327
3.125	100.418	100.118	99.918
3.000	99.929	99.629	99.429

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	08/29/19	45 DAY	09/28/19
30 DAY	09/13/19	60 DAY	10/13/19

LIBOR 12 MONTH	1.970
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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	101.550	101.350	101.200	
4.375	101.284	101.084	100.934	
4.250	101.025	100.825	100.675	
4.125	100.747	100.547	100.397	
4.000	100.452	100.252	100.102	
3.875	100.138	99.938	99.788	
3.750	99.755	99.555	99.405	

**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	101.077	100.877	100.727	
4.375	100.842	100.642	100.492	
4.250	100.583	100.383	100.233	
4.125	100.299	100.099	99.949	
4.000	99.991	99.791	99.641	
3.875	99.723	99.523	99.373	
3.750	99.210	99.010	98.860	

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

Rate	30 Day	45 Day	60 Day	MAX NET PRICE = 102.00
4.500	100.701	100.501	100.351	
4.375	100.460	100.260	100.110	
4.250	100.185	99.985	99.835	
4.125	99.876	99.676	99.526	
4.000	99.716	99.516	99.366	
3.875	99.397	99.197	99.047	
3.750	98.933	98.733	98.583	

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

Rate	30 Day	45 Day	60 Day
5.250	102.432	102.232	102.082
5.125	102.177	101.977	101.827
5.000	101.954	101.754	101.604
4.875	101.700	101.500	101.350
4.750	101.523	101.323	101.173
4.625	101.340	101.140	100.990
4.500	101.150	100.950	100.800
4.375	100.924	100.724	100.574
4.250	100.794	100.594	100.444
4.125	100.666	100.466	100.316
4.000	100.420	100.220	100.070
3.875	100.129	99.929	99.779

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

Rate	30 Day	45 Day	60 Day
4.500	102.368	102.168	102.018
4.375	102.240	102.040	101.890
4.250	101.924	101.724	101.574
4.125	101.693	101.493	101.343
4.000	101.516	101.316	101.166
3.875	101.355	101.155	101.005
3.750	100.889	100.689	100.539
3.625	100.442	100.242	100.092

**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

Effective: 10:30 AM

EXPIRATION DATES (Must close by expiration date)

15 DAY	08/29/19	45 DAY	09/28/19
30 DAY	09/13/19	60 DAY	10/13/19

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	103.576	103.426	103.276	4.500	103.042	102.992	102.842	102.692
5.375	103.322	103.272	103.122	102.972	4.375	102.980	102.930	102.780	102.630
5.250	102.998	102.948	102.798	102.648	4.250	102.754	102.704	102.554	102.404
5.125	103.182	103.132	102.982	102.832	4.125	102.718	102.668	102.518	102.368
5.000	103.082	103.032	102.882	102.732	4.000	102.177	102.127	101.977	101.827
4.875	102.735	102.685	102.535	102.385	3.875	101.937	101.887	101.737	101.587
4.750	102.279	102.229	102.079	101.929	3.750	101.934	101.884	101.734	101.584
4.625	102.700	102.650	102.500	102.350	3.625	101.606	101.556	101.406	101.256
4.500	102.672	102.622	102.472	102.322	3.500	101.310	101.260	101.110	100.960
4.375	102.331	102.281	102.131	101.981	3.375	100.971	100.921	100.771	100.621
4.250	101.823	101.773	101.623	101.473	3.250	100.655	100.605	100.455	100.305
4.125	101.884	101.834	101.684	101.534	3.125	100.386	100.336	100.186	100.036
4.000	101.707	101.657	101.507	101.357	3.000	100.002	99.952	99.802	99.652
3.875	101.397	101.347	101.197	101.047	2.875	99.568	99.518	99.368	99.218

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
Condo LTV >75%	-0.750					
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					
DC, 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	103.276	103.126	102.976
5.375	103.022	102.972	102.822	102.672
5.250	102.698	102.648	102.498	102.348
5.125	102.482	102.432	102.282	102.132
5.000	102.582	102.532	102.382	102.232
4.875	102.320	102.270	102.120	101.970
4.750	101.914	101.864	101.714	101.564
4.625	102.375	102.325	102.175	102.025
4.500	102.347	102.297	102.147	101.997
4.375	102.006	101.956	101.806	101.656
4.250	101.548	101.498	101.348	101.198
4.125	101.684	101.634	101.484	101.334
4.000	101.507	101.457	101.307	101.157

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

Condo LTV > 75%	-0.750
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