



For more information, contact:
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RuraLiving® Home Mortgage
Rate Sheet



Effective Date/Time: 5/14/2024
Lock Hours: 9:00 am - 3:30 pm Central Time on business days

30 YEAR FIXED - Product 4605		Internal Use	15 YEAR FIXED - Product 4603		PRICE ADJUSTORS	ADD TO PRICE
BASE RATE	PRICING/SRP	Tier	BASE RATE	PRICING/SRP	LOAN AMOUNT	
7.125%	97.750	66	6.875%	97.500	≤ \$1,000,000	0.000%
7.250%	98.375	67	7.000%	98.125	> \$1,000,000	-0.250%
7.375%	99.000	68	7.125%	98.750	CREDIT BUREAU SCORE	
7.500%	99.625	69	7.250%	99.375	≥ 740	0.375%
7.625%	100.250	70	7.375%	100.000	720 to 739	0.000%
7.750%	100.750	71	7.500%	100.500	680 to 719	-0.500%
7.875%	101.250	72	7.625%	101.000	CASH OUT REFINANCE	
8.000%	101.750	73	7.750%	101.500		-0.250%
8.125%	102.250	74	7.875%	102.000	PURCHASE	
8.250%	102.750	75	8.000%	102.500		0.250%
8.375%	103.250	76	8.125%	103.000	<i>The SRP/Discount equals the base SRP plus all applicable Price adjustors.</i>	
8.500%	103.625	77	8.250%	103.375		
8.625%	104.000	78	8.375%	103.750		
8.750%	104.375	79	8.500%	104.125		
8.875%	104.625	80	8.625%	104.375		
9.000%	104.875	81	8.750%	104.625		
9.125%	105.125	82	8.875%	104.875		
9.250%	105.375	83	9.000%	105.125		
9.375%	105.625	84	9.125%	105.375		
					RATE LOCK PERIOD	CASH FEE
					60 Days (Standard)	Free

Requests for rate locks, rate lock extensions, re-locks, and re-lock extensions must be received by RLS Price Desk by 3:30 pm CST on a business day.

Any lock requests received after 3:30 pm CST are void, and Lender must submit a new request during lock hours the next business day.

Any extension requests received after 3:30 pm CST are void, and the loan and lock will be withdrawn.

RE-LOCK PERIOD	RE-LOCK FEE	RATE LOCK EXTENSION	RATE LOCK EXTENSION FEE
30 Days	0.125%	15 Days	Free
<i>Worse case pricing applies to all relocks in addition to the re-lock fee</i>		Per Day (max 2 extensions)	0.020%
RE-LOCK EXTENSION PERIOD	RE-LOCK EXTENSION FEE	These rate lock extension options don't apply to re-locks.	
15 Days	0.300%		

Amortization Term	All loans must fully amortize during the loan term. Balloon payments are not allowed.
Best Efforts Delivery	Lender locks a loan and uses its best efforts to close the loan. If the loan doesn't close, Lender must withdraw the lock via email.
Rate Lock Extensions	The original lock expiration date may be extended no more than 60 days total. The approval notice issued by Credit must be valid and unexpired at the time of extension request.
Changes to Loan after Lock	If the loan amount changes > 10% (+/-) after lock, cash fee of 0.15% and the price will be adjusted by applicable price adjustor. If the product changes after lock, cash fee of 0.15% and Worse Case Pricing applies.
Re-Lock Policy	A "Return Loan" is a loan that is resubmitted to Compeer within 30 days after the later of the expiration or withdrawal of the rate lock for the initial loan. When a Return Loan is locked, the lock is called a re-lock. All re-locks are subject to the Worse of current pricing or previous pricing less a 0.25% fee. The re-lock period is 30 days. All loans that are re-locked must meet all current eligibility and program requirements.
Prepayment	There are no prepayment penalties on these loan products.
Multiple Locks	A Lender may only have one lock at a time for a loan. Lender is not allowed to obtain multiple locks for the same loan.

This is not an advertisement to extend credit as defined by Sec. 226.2 of Regulation Z. It is not an offer to enter into agreement for specific loan terms. In MN, any such offer may only be made pursuant to MN Statute 27.206, Subdivision 3&4. Programs are subject to changes without notice. Please note Partner Site and Correspondent manuals for full program details.



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Loan Scenario Calculator

Tuesday, May 14, 2024

To quickly price a scenario please fill in the **highlighted** areas below

New Loan Amount	\$600,000.00
Lower mid score of ALL borrowers*	725
Loan Term (select from drop down)	30 years ▼
Cash-out (select from drop down)	No ▼
Purchase (select from drop down)	Yes ▼
Base Rate (select from drop down)	8.375% ▼

*All borrowers must have mid-score above 680

30 Year Term		
Factors	Rate Calculation	SRP / Discount
**Base Interest Rate	8.375%	103.250
Loan Amt adjustor		0.000%
Credit score adjustor		0.000%
Cash out adjustor		0.000%
Purchase adjustor		0.250%
Final Rate	8.375%	103.500
Total SRP/Discount (\$)	\$21,000.00	

**Base Rate should reflect expected SRP

Escrow Waiver is free except on HPML (High Priced Mortgage Loans) where it is required.

All RL Scenario Pricer rates & SRP assume a standard 60 day Lock.

All credit and qualifying guidelines must be met.

To Lock & Register a Loan please login to TPO Connect/Encompass.

