



A Discount Mortgage Company

Pricing on the Website

www.yourequityservices.com

We apologize if we have not been able to get you pricing in a timely fashion. The good news is that our website is updated daily and with the following keys you can check pricing daily. Although you can check pricing, remember you cannot lock unless you have an approved application on file with your documents submitted.*

No cash out refinances to 80% loan to value

These are the most common pricing requests right now. If your loan will be equal to or less than 80% of your property value, then the website is very accurate. Your loan costs will be points displayed by the rate plus an estimated \$2600 in third party fees. Here is an example: Let's say your loan size is \$300,000 and your loan to value is 80%. The website displays 3.75% with .25 points. The formula is:

$$\text{\$300,000} * .0025 = \text{\$750 plus } \text{\$2600 equals } \text{\$3150 total costs.}$$

Before you ask, yes there are no other costs. The \$2600 includes all third party fees: title, appraisal, settlement closing, courier fees, filing fees, and any wholesale lender fees. If points are displayed in a negative number, subtract the multiplication product from \$2600.

No cash out refinances below 75% loan to value

At 75% and below, subtract .25 pts from website pricing.

No cash out and cash out refinances below 60% loan to value

The same formula as above except subtract .50 from the points before using the formula. This is not applicable to 15 year amortized loans.

Cash out refinances from 60.01% to 75%

The formula is the same as for no cash out refinances.

Cash out refinances 75.01% to 80%

Same formula except add .50 pts to the points displayed. Not our charge, the agencies.

Purchases

The same formula for no cash out refinances except that the third party fees will be estimated at between \$2600 & \$3000 depending on loan size.

***Additional information about pricing via the website**

Loans exceeding 80% require mortgage insurance so cannot be priced via the website.

Loans involving a second mortgage add \$300 to the above pricing.

Loans on condominiums add .75 points if over 75% LTV plus \$200 costs.

If you think your credit score is below **740**, a full application and approval is needed for pricing.