

ALL NEW!



**100% CLTV's
w/ FICO as low as
620!**

Combo with an
Phoenix 1st!



**PHOENIX
FUNDING**

Rising to the challenge

30/15 Balloon w 3 Yr. PP	
BASE Note Rate	15 Day
6.500	5.500
6.625	5.125
6.750	4.875
6.875	4.625
7.000	4.375
7.125	4.125
7.250	3.875
7.375	3.625
7.500	3.375
7.625	3.125
7.750	2.875
7.875	2.625
8.000	2.375
8.125	2.125
8.250	1.875
8.375	1.625
8.500	1.375
8.625	1.125
8.750	1.000
8.875	0.750
9.000	0.625
9.125	0.375
9.250	0.125
9.375	0.000
9.500	(0.125)
9.625	(0.250)
	MAX

IMPORTANT NOTE:

Maximum APR for Owner
Occupied 2nd T.D.'s cannot
exceed 12.875%

MAX PRICING AFTER ADJUSTMENTS
Max Price w/ 3 Yr PP (0.500)
Max Price w/ < 3 Yr PP PAR

2nd Lien - Rate Adjustment				
CLTV	<= 80%	<=90%	<=95%	<=100
Occupancy, Purpose, Property Type				
2nd Home	0.750	1.500	2.000	3.000
Purchase	(0.250)	(0.250)	(0.250)	(0.250)
Cashout	0.000	0.125	0.250	0.250
2 Units	0.500	0.750	1.500	2.000
3 - 4 Units	0.500	1.000	2.000	3.250
Condo	0.000	0.250	0.750	1.000
Doc Type - OWNER OCC. & 2ND HOME				
Full Doc	(0.875)	(0.875)	(0.750)	(0.750)
Stated Income/Verified Asset	0.500	0.750	1.125	1.375
No Ratio	1.000	1.250	1.375	1.500
Stated Income/Stated Asset	1.125	1.500	1.625	2.000
NINA	2.250	3.500	4.000	4.250
Doc Type - NON-OWNER				
Full Doc	1.000	2.500	3.000	4.000
Stated Income/Verified Asset	2.500	3.750	5.000	6.375
No Ratio	3.000	4.500	5.750	6.875
Stated Income/Stated Asset	3.500	4.750	6.125	7.625
NINA	5.000	6.500	8.500	N/A
Combo Loans w/ a NON 400 Series 1st				
Owner Occ w/ FICO >=660	0.500	0.500	0.500	0.500
Owner Occ w/ FICO < 660	1.000	1.000	1.000	1.000
2nd Home or N/O/O w/ FICO >=660	1.000	1.000	1.000	1.000
2nd Home or N/O/O w/ FICO < 660	2.000	2.000	2.000	2.000
FICO				
>= 720	0.125	0.250	0.375	0.500
700 - 719	0.125	0.500	0.750	1.000
680 - 699	0.125	0.750	1.250	1.500
660 - 679	0.250	1.500	2.500	3.250
640 - 659	1.250	2.500	3.500	4.250
620 - 639	2.000	3.750	4.500	5.250
Loan Amount				
\$10,000 - \$25,000	0.125	0.250	0.500	0.750
\$100,001 - \$150,000	0.125	0.375	0.500	0.750
\$150,001 - \$200,000	0.250	0.500	0.625	0.875
\$200,001 - \$250,000	0.250	0.500	0.750	1.000
\$250,001 - \$300,000	0.500	1.000	1.250	1.500
\$300,001 - \$450,000	1.000	1.500	1.750	2.000
DTI 45.01% - 50.00% (MAX)				
Interest Only	0.125	0.250	0.375	0.375
1 Year HARD Prepay	0.375	0.375	0.375	0.375
Selection ARM 1st Combo	0.375	0.625	1.000	N/A

PRIVATE RESERVE 2ND - COMBO MATRIX

FULL DOCUMENTATION				
Purch, R/T Refi & Cash Out				
Occupancy	Units	Max 2nd	Max CLTV	Min FICO
Primary	1-2	\$ 450,000	100%	620
	1-4	\$ 250,000	100%	620
	1-4	\$ 350,000	100%	660
	1-4	\$ 450,000	100%	680
2nd Home	1-4	\$ 450,000	95%	620
	1	\$ 125,000	100%	620
	1	\$ 250,000	100%	660
	1	\$ 350,000	100%	680
	1	\$ 350,000	95%	620
	1	\$ 450,000	95%	660
Investment	1	\$ 450,000	85%	620
	1-2	\$ 250,000	100%	660
	1-2	\$ 450,000	95%	660
	1-2	\$ 100,000	90%	620
	1-4	\$ 125,000	100%	660
	1-4	\$ 250,000	100%	680
	1-4	\$ 450,000	95%	660
	1-4	\$ 75,000	90%	620

**2ND'S UP TO \$450,000
CLTV'S TO 100%
FICO'S AS LOW AS 620
5 YEAR INTEREST ONLY!**

**Call Now More Details!
Call Your
Account Executive
(888) 562-6414**

STATED INCOME - NO RATIO - SISA				
Purch, R/T Refi & Cash Out				
Occupancy	Units	Max 2nd	Max CLTV	Min FICO
Primary	1-2	\$ 150,000	100%	620
	1-2	\$ 350,000	100%	680
	1-2	\$ 350,000	95%	660
	1-2	\$ 450,000	95%	680
	1-2	\$ 450,000	90%	660
	1-2	\$ 350,000	90%	620
	1-2	\$ 450,000	85%	620
	1-4	\$ 250,000	100%	680
	1-4	\$ 450,000	95%	680
	1-4	\$ 450,000	90%	660
2nd Home	1-4	\$ 450,000	85%	620
	1	\$ 250,000	100%	680
	1	\$ 350,000	95%	660
	1	\$ 450,000	90%	680
	1	\$ 350,000	90%	660
Investment	1	\$ 450,000	85%	620
	1-2	\$ 125,000	100%	720
	1-2	\$ 350,000	95%	660
	1-2	\$ 450,000	90%	680
	1-2	\$ 450,000	85%	660
	1-2	\$ 100,000	80%	620
	1-4	\$ 125,000	100%	720
	1-4	\$ 250,000	95%	680
	1-4	\$ 450,000	90%	680
	1-4	\$ 350,000	90%	660

NINA (No Doc) & NINA (w/ employment)				
Purch, R/T Refi & Cash Out				
Occupancy	Units	Max 2nd	Max CLTV	Min FICO
Primary	1-2	\$ 150,000	100%	680
	1-2	\$ 350,000	95%	680
	1-2	\$ 450,000	90%	680
	1-2	\$ 350,000	90%	620
	1-2	\$ 450,000	85%	620
	1-4	\$ 350,000	95%	680
	1-4	\$ 450,000	90%	680
	1-4	\$ 350,000	90%	660
	1-4	\$ 450,000	85%	620
	2nd Home	1	\$ 250,000	95%
1		\$ 450,000	90%	680
1		\$ 350,000	90%	660
1		\$ 125,000	90%	620
1		\$ 450,000	85%	620
1-2		\$ 250,000	95%	680
1-2		\$ 450,000	90%	680
1-2		\$ 350,000	90%	660
1-2		\$ 450,000	85%	660
1-4		\$ 125,000	95%	680