

Guide to Adjustable Rate Mortgages

Many people. Many solutions.



Let the fund begin.SM

imb

IndymacBankSM
Wholesale Lending

The Indymac ARM advantage

Your borrower finds an ideal property. However, in the time it took to move forward, interest rates rose. Now, that same borrower no longer qualifies for a fixed-rate mortgage for that perfect home.

That's why Indymac Bank® has a full suite of Adjustable Rate Mortgages (ARMs) to help you meet your borrower's needs. Our wide range of ARM products offers the flexibility of choice, a lower initial interest rate and may include payment options, such as an Interest Only or a minimum monthly payment. Plus, your borrower may choose among various economic indices that determine the interest rate risk.

Indymac considers you our most important business partner. So we developed ARM products to be lending solutions—all designed to help you satisfy your borrower's requirements and financial comfort level.

www.indymacb2b.com/whole
1.888.INDYMAC (463.9622)

More choices, more borrowers: Indymac's Intermediate ARMS

Indymac has a suite of ARM products that can apply to even your most difficult or risk-averse borrower. And when you weigh any of Indymac's ARMs against a standard fixed rate product, you will see why an ARM is often the superior choice.

An Intermediate ARM is an excellent product for borrowers who want a lower start rate than most fixed rate loans. That's because Intermediate ARMs start with a fixed rate for 3 to 10 years before rates adjust.

Terms include 3-year, 5-year, 7-year and 10-year

Very often, those borrowers who initially requested a fixed rate mortgage qualify for a larger mortgage with an Intermediate ARM, allowing them to buy a larger home or one with a pool. Or maybe, it's just having a bit of "wiggle room" knowing that they can easily afford the house they already chose.

For a no-money-down alternative, borrowers may qualify for our 80/20 program's Interest Only option with no mortgage insurance depending on their credit score.¹ Taking advantage of this option to get lower monthly payments can be beneficial to a first-time homebuyer.

Your borrower will immediately see the ARM advantage when comparing the monthly payment and rate of an Intermediate ARM to a fixed rate mortgage. And with the average borrower moving, upgrading or refinancing every 5 to 7 years, Indymac's Intermediate ARMs can be the right solution for just about anyone.

¹ Minimum decision scores are subject to change.

12 MAT Pay Option ARM: Stability

Indymac's 12 MAT Pay Option ARM is one of the most flexible products on the market today. Based on the Monthly Treasury Average (MTA), Indymac's 12 MAT is not affected by the volatility of daily interest movements. That's because the MTA is a 12-month average of the monthly yields on U.S. Treasury securities. Each month the MTA index adjusts to reflect the previous 12-month average, thus avoiding the sharper fluctuations of other, more volatile indices.

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12 MAT Pay Option ARM: Flexibility

Unlike fixed rate products, the 12 MAT has a distinct advantage: 3 payment options. Similar to a credit card, each month your borrower may choose from up to three payment options:

- The minimum payment, which is initially based on the start rate¹
- The Interest Only payment²
- The fully amortizing payment

The available options appear on every monthly statement, so your borrower chooses the preferred option on a month-to-month basis.

Very few products can match the range of features and alternatives offered by Indymac's 12 MAT Pay Option ARM, created to give you the most effective, flexible mortgage product in the industry today.

Features include:

- Document types: Full, Fast Forward,SM Stated and No Income/No Assets
- 95% maximum LTV/CLTV
- Minimum credit score of 620
- Loan amounts up to \$2.5 million

¹ The minimum monthly payment may result in negative amortization, and is recast every five years or as often as the outstanding loan balance reaches 110% of the original loan amount.

² Interest Only payments may not be less than the minimum payment required.

The 12 MAT Pay Option ARM can be an excellent choice for self-employed or commissioned borrowers who may have inconsistent income. And it works extremely well for purchasing investment properties where rentals may produce uneven cash flow.

With a maximum loan amount of \$2.5 million, this product is especially suited for a savvy borrower who wants to maximize cash flow.

With our low start rates, competitive pricing and margins, we challenge you to compare Indymac's 12 MAT with any competitor's MTA product. We are confident you won't find another product that can surpass Indymac's 12 MAT.

Let Indymac's award-winning technology help you.

We're making it easier to process loans with our proprietary, award-winning QuickPricer® and e-MITS® systems. This technology gives you access to online origination, pricing and ratelock tools so you can save time and close more loans.

Indymac Service Guarantee*

When you deliver eligible loans to Indymac Bank, we guarantee that we will meet our promised delivery date or we will pay the borrower \$100 per business day, up to a maximum of \$500, for each day added to the original turn time commitment.

"We Promise. We Deliver."™

Partner with Indymac today!

If you are an approved customer, submit your loan using QuickPricer and e-MITS.

If you are not currently approved, visit www.indymacb2b.com and click on "Get Approved" or call **1.888.INDYMAC.**

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