

The following matrices are an overview of Indymac's HELOC 10/10 product menu. For complete guidelines and pricing, submit your **DynamicLine** Home Equity Line of Credit through e-MITS® today.

Features:

- 10-year draw period, 10-year repayment period
- Interest only payment (or \$100, whichever is greater) during draw period
- Available for both concurrent and standalone transactions
- Access line through **DynamicLine** Visa® Credit Card or Equity Checks
- No minimum purchase requirements with the **DynamicLine** Visa Credit Card (as low as \$1.00 transactions)
- Minimum purchase requirement for equity checks is \$250.000
- No initial draw required
- \$0 pre-purchase review / Commitment Fee for a **DynamicLine** closed concurrently with an Indymac Bank 1st mortgage

Underwriting guidelines

Available for Full documentation types

- Debt-to-income ratio up to 50%
- Minimum 680 decision credit score
- SFR, PUD, Low Rise Condo, High Rise Condo and Cooperative Units¹; 2-Unit property types for primary residence only
- Primary residence and second homes
- No Asset verification for Full Doc Primary Residence loans
- Low Rise Condos require 6 months PITI reserves for Full Documentation on second home
- Mortgage lates older than 12 months are permitted
- Borrower qualified based on interest only payment
- No gross-up calculation up to 90% CLTV behind pay option ARMs with maximum potential negative amortization of up to 115%

Call your Indymac Bank® Business Development Manager today or **1.888.INDYMAC** for more details. Visit our website at **www.indymacb2b.com** and submit your loan parameters through QuickPricer® and e-MITS®. Experience how the right lending technology can increase your productivity.

www.indymacb2b.com
1.888.INDYMAC (463.9622)

imb IndymacBank®



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DYNAMICLINESM

Home Equity Line of Credit

Program Highlights

Many people. Many solutions.



Let the fund begin.®

imb IndymacBank®

1.888.INDYMAC (463.9622) ■ www.indymacb2b.com

Self-employed
photographer wants
to build darkroom
▶ HELOC

Has daughter
heading to college
▶ Standalone HELOC



Discuss with your customers the features of all loan products offered to assure their unique financial needs are met. Ensure your applicant understands that with HELOCs, their payment and rate may increase significantly over time. If the applicant chooses to make interest only payments, their loan balance will not decrease which may adversely impact equity buildup.

Cash solutions for borrowers. Volume opportunities for you.

Homeowners always have a need for cash – for remodeling, debt consolidation, tuition, medical expenses or any other financial goal. An Indymac Bank® Home Equity **DynamicLine** lets them tap into their home’s equity without needing to refinance a first mortgage with a low rate. Originators will be thrilled at the ease and simplicity of an Indymac Bank Home Equity **DynamicLine**.

Your home equity borrowers are out there, so are the solutions. **Let the fund begin.**

HELOC Guidelines

Primary Residence

SFR, PUD, Low Rise and High Rise Condo, 2-Unit and Cooperative Units¹ Property Types

Full Doc²

Min Decision Credit Score	Max CLTV	Max Loan Amount	Max Total DTI
720	90%	\$250,000	50%
680	80%	\$500,000	50%

Second Home³

SFR, PUD, Low Rise and High Rise Condo and Cooperative Units¹ Property Types

Full Doc

Min Decision Credit Score	Max CLTV	Max Loan Amount	Max Total DTI
680	80%	\$200,000	50%

- 1 Cooperative Units only available for New York, New Jersey and Cook and Lake counties in Illinois.
- 2 High Rise Condo and Cooperative Units requires a reduction in CLTV of 5%. This restriction does not apply to the five boroughs of New York City.
- 3 High Rise Condos and Cooperative Units only available in the five boroughs of New York City.

See Indymac Bank *Lending Guide* and e-MITS for a complete listing of program parameters.

Combined Lien Limits

Primary Residence & Second Home

CLTV	Max Combined Lien
80.01% - 90%	\$1,500,000
70.01% - 80%	\$2,000,000
70% or less	\$2,500,000