

Primary Residence

Cash Out Refinance: 2-Unit

Full Doc				
Loan Amount	LTV	CLTV	Maximum Cash Out	Min Decision Credit Score
\$400,000	80%	90%	\$250,000	620/660 ¹
	75%	90%	\$300,000	
	70%	90%	\$400,000	
	80%	90%	\$250,000	
\$500,000	75%	90%	\$300,000	620/660 ¹
	70%	90%	\$400,000	
	65%	90%	\$500,000	
	80%	85%	\$250,000	
\$650,000	75%	85%	\$300,000	620/660 ¹
	70%	85%	\$400,000	
	65%	85%	\$500,000	
	80%	80%	\$300,000	
\$750,000	65%	80%	\$500,000	660
	60%	80%	\$600,000	
	55%	80%	\$650,000	
	80%	75%	\$400,000	
\$1,000,000	65%	75%	\$600,000	660
	60%	75%	\$650,000	
	55%	75%	\$750,000	
	80%	70%	\$500,000	

Cash Out Refinance: 2-Unit

Stated Income				
Loan Amount	LTV	CLTV	Maximum Cash Out	Min Decision Credit Score
\$400,000	75%	90%	\$200,000	620/660 ¹
	70%	90%	\$300,000	
	65%	90%	\$400,000	
	60%	90%	\$400,000	
\$500,000	75%	85%	\$200,000	620/660 ¹
	70%	85%	\$250,000	
	65%	85%	\$300,000	
	60%	85%	\$400,000	
\$650,000	55%	85%	\$450,000	620/660 ¹
	50%	85%	\$500,000	
	75%	85%	\$200,000	
	70%	85%	\$250,000	
\$750,000	65%	80%	\$300,000	660
	60%	80%	\$400,000	
	55%	80%	\$450,000	
	50%	80%	\$500,000	
\$1,000,000	65%	75%	\$300,000	660
	60%	75%	\$400,000	
	55%	75%	\$450,000	
	50%	75%	\$500,000	

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Solutions for a challenging landscape.

¹ A minimum decision credit score of 620 is required for loans with no subordinate financing, loans with subordinate financing, and CLTV ≤ 80%.
² A minimum decision credit score of 660 is required for loans with subordinate financing and a CLTV > 80%.
³ Loans secured by properties in New York are limited to 80% LTV.

12 MAT Fixed Minimum Pay Option ARM

Most loan applicants today are busy balancing life's little joys with life's big expenses. Giving them payment options allows them the flexibility to balance their monthly budget, an appealing feature that will help turn inquiries into applications.

The 12 MAT Fixed Minimum Pay Option ARM has a distinct advantage over fixed rate products – 3 payment options. The 12 MAT Fixed Minimum Pay Option ARM differs from the standard Pay Option ARM in that the initial minimum payment remains fixed for up to five years.¹ Each month your borrower may choose:

- Minimum payment, based on the start rate
- Interest Only option²
- Fully amortizing payment²

Up to 3 options appear on every monthly statement, so your borrower chooses the preferred option on a month-to-month basis. You have:

- Four documentation options available: Full Doc, FastForward,SM Stated Income and No Income/No Asset
- 30- and 40-year terms available
- Up to 95% LTV/CLTV
- Decision credit scores as low as 620
- Debt-to-income ratio as high as 40%

As a result, you'll be able to qualify buyers with a wider variety of financial needs and circumstances. What this means for you—quite simply, more sales.

Why not help your borrowers reach their financial goals with the flexible monthly payment options of a 12 MAT mortgage?

With our competitive pricing and great service, we challenge you to compare Indymac's 12 MAT Fixed Minimum with any competitor's MTA product.

¹ The start rate on the 12 MAT Fixed Minimum Pay Option ARM is somewhat higher than for the standard 12 MAT. Minimum payment may result in negative amortization and will be recast when the balance reaches the negative amortization cap specified in the *Lending Guide*.

² Interest only and fully amortizing payments are allowed only if they exceed the minimum payment.

By providing a simple, streamlined loan submission and decision process, Indymac Bank[®] makes loan origination easy and fast, so you can be more productive. The following matrices are an overview of Indymac's 12 MAT Fixed Minimum product menu. For complete guidelines and pricing, submit loans through e-MITS.[®]

We value our partners in the mortgage industry and look forward to a successful relationship.

Underwriting guidelines

- 80% LTV Full Doc, Purchase on Primary Residence up to \$1,500,000
- 80% LTV Stated Income, Cash Out on Primary Residence up to \$650,000
- Stated Income for Cash Out on Second Home and Investment Properties
- A 620 minimum decision credit score for No Income/No Asset on Primary Residence Purchase, Rate & Term Refi and 660 for Cash Out Refi
- NINA on 2-Unit properties up to \$1,000,000 for Primary Residence Purchase, Rate & Term Refinance and Cash Out Refinance
- Cash out up to \$1,000,000
- Loan amounts up to \$2,500,000
- No reserves are required for Full Doc loan amounts up to \$1,000,000 with LTV ≤ 80% and decision credit score of 720 or greater

Call your Indymac Bank[®] Regional Sales & Marketing Director today or **1.866.NDE.BUYS** for more details. Visit our website at **www.indymacb2b.com/corr** and submit your loan parameters through QuickPricer[®] and e-MITS and experience how the right lending technology can increase your productivity.

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