

From: Fremont Bank <wholesale@fremontbank.com>
Sent: Wednesday, September 20, 2017 9:15 AM
To: Chris Stiles
Subject: [BULK] [EXTERNAL] Test Message - Leverage the Value of a Fremont Bank Combo Loan



Dear Broker Partner,

At Fremont Bank, we offer options with great value for you and your clients. A Combo Loan is a great way for your borrowers to purchase or refinance a property using a first mortgage and an equity line of credit.

Key Advantages of a Combo Loan:

Increased buying power on loan amounts above 80% CLTV
Lower blended payments
Avoid MI
Streamlined underwriting process
One convenient closing
Exceptions considered

We also offer Stand-Alone Home Equity Line of Credit (HELOC) options for clients looking to tap into their home's equity. We are currently waiving many commonly charged fees on HELOCs through December 31, including*:

- No Application Fee
- No Closing Costs
- No Annual Fee for the First 3 Years
- No Set-Up Charge

If you'd like to learn more about our competitive products and options, [please contact your account executive](#). They will be happy to assist you.

Intended for Mortgage Broker use only and is not a consumer credit advertisement or for general public distribution.

* Offer is valid for applications received January 3, 2017 - December 31, 2017. Offer available on primary, investment and 2nd homes. All home loan programs are subject to credit qualification, income verification, and collateral evaluation. Additional restrictions, limitations and exclusions may apply. Property insurance, may include flood insurance, required. Home Equity Line of Credit features variable rates based on the Prime Rate published each day in The Wall Street Journal Money Rates Table (the "Index"), plus a margin. The APR can change monthly, but will not vary above 18% APR, or below 2.99% APR. The Index as of the last date changed on 6/14/2017 is 4.25%. As of 6/14/2017, the variable rate for home equity credit lines of \$20,000-\$250,000, with a combined-loan-to-value ratio (CLTV) up to 75% range from 4.50% APR to 5.00% APR on an owner-occupied 1-4 family residence. APR includes a 0.50% interest rate discount for maintaining automatic loan payments

(ALP) from a Fremont Bank personal checking account. Higher rates may apply for credit limits below \$20,000 or above \$250,000, and/or lien position. ALP discount only applicable as long as automatic payments are set up from a Fremont Bank personal checking account. Only one ALP discount per home equity line of credit will apply. The removal of any discount will increase the rate. Rates are subject to change without notice.

We may reduce or suspend the credit limit if any of the conditions that existed at the time the HELOC was opened change significantly, such as the value of the property declines, we reasonably believe that borrower may no longer be able to meet the repayment terms; or borrower defaults on a material provision of their HELOC agreement.

No Closing Cost Loans are subject to terms and conditions of Fremont Bank's Application Fee Agreement, which lists the specific costs and fees the borrower will not pay. Borrower is responsible for paying all fees and charges imposed by brokers or an existing third party lender (for example, payoff demand statement fee and/or a reconveyance fee) as well as any prepayment penalty imposed by any third party lender or Fremont Bank. Loans with lower nominal interest rates may be available to borrowers willing to pay points and fees.

The \$250 application fee and \$95 set-up charge are waived on applications submitted between January 3, 2017 - December 31, 2017. Borrower's may also be required to pay certain fees to open this credit line. These fees generally total between \$0 and \$900. The \$75 annual fee is waived for the first three years. After the third (3rd) year, during the Draw Period, borrower will be required to pay an Annual Fee of \$75 for each year the account is open, whether it is used or not. The Annual Fee will not be refunded in whole or in part and will be owed to the bank once it is posted to the account, even if the account is subsequently changed, frozen, closed or terminated for any reason. If borrower terminates their HELOC account within 36 months of opening it, they will be required to pay an early closure fee of \$500 plus any reconveyance and recording fees Fremont Bank paid on borrower's behalf.

 Equal Housing Lender | Member FDIC | NMLS #478471 | WHSL-0092-0917

This message was sent to chris.stiles@fremontbank.com from:

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