

NOTICE TO ALL CUSTOMERS

Great News!

FLC Bank now offers you the ability to originate loans under non-standard terms on Conventional Fixed Rate mortgages including Home Possible and HomeReady. This amortization option helps the borrower pay less interest in total shortening the loan term selected.

How this works: A 30-year loan with a 27-year amortization means borrowers make payments calculated to pay off the principal in 27 years.

Example

Loan has a 30-year loan product code with a 27-year amortization schedule (amortization payment is 324 months). The shorter repayment schedule results in higher monthly payments compared to a standard 30-year term but saves on interest due to faster principal reduction as illustrated below:

For a Loan Amount of \$400,000 at 6.5% interest

The monthly Mortgage Payment comparison is:

- 30-Year Monthly Payment: \$2,528 (360 payments)
- 27-Year Monthly Payment: \$2,622* (324 payments).

*The qualifying monthly payment will be based on \$2,622 per month.

Conventional Conforming Fixed Rate Terms (10, 15, 20, 25 and 30 years)

Product Code	Non-Standard Allowable Amortization Term in Months
CON30	301-359
CON25	241-299
CON20	181-239
CON15	121-179
CON10	96-119

Home Possible and HomeReady Fixed Rate - 30 years

Product Code	Non-Standard Allowable Amortization Term in Months
FHP30 - Home Possible	301-359
FHP30V - Home Possible VLIP	
FHR30 – HomeReady	301-359
FHR30V – HomeReady VLIP	

Please reference full product guidelines posted on the FLCBank website at www.flcbmtg.com. All products are subject to credit and property approval. Program terms and conditions are subject to change without notice. Not all products are available in all states for all dollar amounts. Other restrictions and limitations apply. FLCBank is a registered trademark of Florida Capital Bank, N.A. Member FDIC NMLS 790396 Equal Housing Lender. FLCBank 10151 Deerwood Park Blvd. Bldg. 100, Suite 200, Jacksonville, FL 32256 1.866.295.0014

High Balance/Super Conforming Fixed Rate - 30 years

Product Code	Non-Standard Allowable Amortization Term in Months
CJB30	301-359
CJB15	121-179

Learn more on how to import, register and edit your loan, select the documentation hyperlinks to launch the document for review:

- [Importing-Reimporting FNMA 3.4 Files into MB](#)
- [Editing MB Lending Portal](#)
- [OB Register-Update Registration and Lock](#)

Please contact your [Account Executive or Client Relations Representative](#) if you have any questions.