



Operations Announcement

Notice Date: 2/10/2023

Effective Date: 2/21/2023

Updated Agency Loan-Level Price Adjustments (LLPAs)

Fannie Mae and Freddie Mac recently announced updated Loan-Level Price Adjustments for loan deliveries on or after 5/1/2023. In order to better align, TIB will begin adopting the updated agency adjustments as described below:

- Effective for Rate Lock Requests beginning 02/21/2023.**
- Effective for Lock Extensions / Re-lock Requests beginning 04/01/2023.**
- Rate Sheet Price Adjustment tab update 02/21/2023 (see attached)**

Questions:

Should you have any questions regarding information in this announcement, please feel free to contact your Account Executive

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Or

Secondary Department: SecondaryMortgage@tib.bank

Loan Level Price Adjustments
(LLPAs)

NOTE: Minimum FICO score is 620
All Price Adjustments are cumulative
Credit Score used is the Representative Score, the Lower of the Middle Scores

Loan Purpose - Purchase

Credit Score & LTV:

*Does not Apply to terms of 15 years or less

LTV

FICO	<= 30.00%	30.00% to 60.00%	60.01% to 70.00%	70.01% to 75.00%	75.01% to 80.00%	80.01% to 85.00%	85.01% to 90.00%	90.01% to 95.00%	95.01% to 97.00%
620 - 639	0.000	0.125	1.500	2.125	2.750	2.875	2.625	2.250	1.750
640 - 659	0.000	0.000	1.125	1.500	2.250	2.500	2.000	1.875	1.500
660 - 679	0.000	0.000	0.750	1.375	1.875	2.125	1.750	1.625	1.250
680 - 699	0.000	0.000	0.625	1.125	1.750	1.875	1.500	1.375	1.125
700 - 719	0.000	0.000	0.375	0.875	1.375	1.500	1.250	1.125	0.875
720 - 739	0.000	0.000	0.250	0.750	1.250	1.250	1.000	0.875	0.750
740 - 759	0.000	0.000	0.125	0.375	0.875	1.000	0.750	0.625	0.500
760 - 779	0.000	0.000	0.000	0.250	0.625	0.625	0.500	0.500	0.250
>=780	0.000	0.000	0.000	0.000	0.375	0.375	0.250	0.250	0.125

Loan Purpose - LCOR Refi

Credit Score & LTV:

*Does not Apply to terms of 15 years or less

LTV

FICO	<= 30.00%	30.00% to 60.00%	60.01% to 70.00%	70.01% to 75.00%	75.01% to 80.00%	80.01% to 85.00%	85.01% to 90.00%	90.01% to 95.00%	95.01% to 97.00%
620 - 639	0.000	0.375	1.750	2.500	3.500	3.875	3.625	2.500	2.500
640 - 659	0.000	0.250	1.375	2.125	2.875	3.375	2.875	2.500	2.500
660 - 679	0.000	0.125	1.125	1.875	2.500	3.000	2.375	2.125	2.125
680 - 699	0.000	0.000	0.875	1.625	2.250	2.500	2.125	1.750	1.750
700 - 719	0.000	0.000	0.625	1.250	1.875	2.125	1.750	1.625	1.625
720 - 739	0.000	0.000	0.500	1.000	1.625	1.750	1.500	1.250	1.250
740 - 759	0.000	0.000	0.250	0.750	1.125	1.375	1.125	1.000	1.000
760 - 779	0.000	0.000	0.125	0.375	0.875	1.000	0.750	0.625	0.625
>=780	0.000	0.000	0.000	0.125	0.500	0.625	0.500	0.375	0.375

Loan Purpose - C/O Refi

Credit Score & LTV:

*Applies to all loan terms

LTV

FICO	<= 30.00%	30.00% to 60.00%	60.01% to 70.00%	70.01% to 75.00%	75.01% to 80.00%	>80.00%
620 - 639	0.375	1.375	3.375	4.875	5.125	N/A
640 - 659	0.375	1.375	3.125	4.625	5.125	N/A
660 - 679	0.375	0.875	2.750	4.000	4.750	N/A
680 - 699	0.375	0.625	2.000	2.875	3.750	N/A
700 - 719	0.375	0.500	1.625	2.625	3.250	N/A
720 - 739	0.375	0.500	1.375	2.000	2.750	N/A
740 - 759	0.375	0.375	1.000	1.625	2.375	N/A
760 - 779	0.375	0.375	0.875	1.250	1.875	N/A
>=780	0.375	0.375	0.625	0.875	1.375	N/A

LTV

Occupancy	<= 30.00%	30.00% to 60.00%	60.01% to 70.00%	70.01% to 75.00%	75.01% to 80.00%	80.01% to 85.00%	85.01% to 90.00%
Second Home	1.125	1.125	1.625	2.125	3.375	4.125	4.125
Investment Property	1.125	1.125	1.625	2.125	3.375	4.125	N/A

Property Type	<= 30.00%	30.00% to 60.00%	60.01% to 70.00%	70.01% to 75.00%	75.01% to 80.00%	80.01% to 85.00%	85.01% to 90.00%	90.01% to 95.00%
Manufactured	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
2-4 Units	0.000	0.000	0.375	0.375	0.625	0.625	N/A	N/A

	<= 30.00%	30.00% to 60.00%	60.01% to 70.00%	70.01% to 75.00%	75.01% to 80.00%	80.01% to 85.00%	85.01% to 90.00%	90.01% to 95.00%
Subordinate Financing	0.625	0.625	0.625	0.875	1.125	1.125	1.125	1.875
DTI	0.000	0.000	0.250	0.250	0.375	0.375	0.375	0.375

All other Adjustments not listed above		
Texas Equity Section 50	All LTVS & All Credit Scores	0.500
Loan Amount	Loan Balances less than \$40,000	1.000
Credit Score	FICO Range 680 - 739	0.125
	FICO Range 0 - 679	0.250
Escrow Waiver Fee:	All loans, only available for LTVs < 80%	0.250

*Please contact Secondary with any questions or concerns:

email: secondarymortgage@tib.bank

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