



**To:** All Customers **From:** Flagstar Bank  
**Date:** 07/01/21 **Memo #:** 21089  
**Subject:** HELOC Pricing Changes

Effective Tuesday, July 6, 2021, Flagstar Bank will improve margins for HELOCs up to 80% combined loan-to-value (CLTV) ratio by 0.25% as follows:

LINE AMOUNT	CREDIT SCORE	UP TO 80% CLTV	80.01-89.99% CLTV
\$10,000-\$500,000	760+	Prime +0.99%	Prime + 2.24%
	720-759	Prime + 1.49%	Prime + 2.74%

Margins for HELOCs with CLTV ratios above 80% are not changing.

Existing pipeline loans will be locked on Friday, July 2 at the margins currently in effect (see “A Reminder About Pipeline” below). New HELOC applications registered on or after Tuesday, July 6 will be subject to the new margins listed above.

**A REMINDER ABOUT PIPELINE**

The margin for HELOCs is established as of the application date. Loans already in the pipeline will receive the margins in place at the time of application.

**CUSTOMER SUPPORT**

If you have questions, please email [underwritingsupport@flagstar.com](mailto:underwritingsupport@flagstar.com) or call the underwriting support desk at (866) 945-9872.