



To: All Customers **From:** Product Development
Date: 11/04/21 **Memo #:** 21149
Subject: HELOC Pricing Changes

Effective Monday, November 8, 2021, Flagstar Bank will increase 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 + 1.24%	Prime + 2.24%
	720-759	Prime + 1.74%	Prime + 2.74%

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

Existing pipeline loans will be locked on Friday, November 5 at the margins currently in effect (see “A Reminder About Pipeline” below). New HELOC applications registered on or after Monday, November 8, 2021 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 or call the underwriting support desk at (866) 945-9872.