

**NORTH PENN  
FINANCIAL**  
COMMERCIAL FUNDING  
**(866) NOR-PENN**

**North Penn Financial**  
707 Bethlehem Pike  
Montgomeryville, PA 18936  
Phone: (215) 361-6900  
Toll Free: (866) NOR-PENN  
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August 11, 2008

1 Point	Multi-Family	
	Yield Maint	Declining
5 Yr	6.040	6.550
7 Yr	6.100	6.420
10 Yr	6.290	6.740

Par	Multi-Family 5+	
	Yield Maint	Declining
5 Yr	6.690	7.150
7 Yr	6.660	7.040
10 Yr	6.860	7.440

Par	Mixed Use	
	Yield Maint	Declining
5 Yr	6.690	7.150
7 Yr	6.660	7.040
10 Yr	6.860	7.440

Par	Commercial
	Declining
5 Yr	7.150
7 Yr	7.150
10 Yr	7.275

Nationwide Loan Program	
Loan Amount:	\$500,000 to \$5,000,000
Purpose:	Purchase, Refi or Cash-out
Loan Type:	Full Documentation
FICO:	680+
Max. LTV:	80%
DSC:	1.20x
Amortization:	30 years
Recourse:	Full Recourse under \$750K

Collateral Characteristics	
Multi-Family:	5+ Units, 50+ MHP's
Mixed Use:	Max. 25% Commercial
Commercial:	Class A & B, Stabilized Retail, Office, Industrial, Warehouse
Ineligible Property Types:	automotive, bars, hotels, rest homes, daycare, on site dry cleaners, adult entertainment facility, schools, marinas, funeral homes,

General Program Notes	
Nationwide & Tertiary Markets are Acceptable	
Capped 3rd Party Reports, Legal and Underwriting	
Required 90% Occupancy for Last 90 days	
60 Day Rate Locks Available upon Loan Approval	
Net Worth of Borrowers Must Exceed Loan Amount	
Rate Adjustments	
Loans under \$1M, add 25bps to Par Rate Only	
15 & 30 YR Fixed Pricing Available: Call For Rate	

Pre-Pay Option	
Term	PPO
5 YR YM	4.5 Yr Yield Maintenance
5 YR SD	5 4 3 2 1
7 YR YM	6.5 Yr Yield Maintenance
7 YR SD	2 Yr Lock-Out, Then 5 4 3 2 1
10 YR YM	9.5 Yr Yield Maintenance
10 YR SD	5 5 4 4 3 3 2 2 1 1
Call for Commercial Pre-Pay Options	

\$250K+	Multi-Family	
	FICO 660+	FICO 620+
3 Yr	7.850	8.100
5 Yr	7.850	8.100

\$500K+	Multi-Family	
	FICO 660+	FICO 620+
3 Yr	7.500	7.750
5 Yr	7.500	7.750

\$750K+	Multi-Family	
	FICO 660+	FICO 620+
3 Yr	7.450	7.700
5 Yr	7.450	7.700

\$3.0M+	Multi-Family	
	FICO 660+	FICO 620+
3 Yr	7.275	7.525
5 Yr	7.275	7.525

\$500K	Mixed Use, Retail	
	FICO 660+	FICO 620+
3 Yr	7.950	8.200
5 Yr	7.950	8.200

\$1M+	Mixed Use, Retail	
	FICO 660+	FICO 620+
3 Yr	7.800	8.050
5 Yr	7.800	8.050

\$500K+	Office, Industrial, Self Storage	
	FICO 660+	FICO 620+
3 Yr	7.950	8.200
5 Yr	7.950	8.200

\$1.0M+	Office, Industrial, Self Storage	
	FICO 660+	FICO 620+
3 Yr	7.800	8.050
5 Yr	7.800	8.050

Nationwide Loan Program	
Loan Amount:	\$250,000 to \$5,000,000
Purpose:	Purchase, Refi or Cash-out
Loan Type:	Full Documentation
FICO:	680+
Max. LTV:	80%
DSC:	1.15-1.20x
Amortization:	30 years
Recourse:	Full Recourse under \$750K

Collateral Characteristics	
Multi-Family:	5+ Units
Mixed Use:	Max. 25% Commercial
Commercial:	Class A & B, Stabilized Retail, Office, Industrial, Warehouse
Ineligible Property Types:	automotive, bars, hotels, rest homes, daycare, on site dry cleaners, adult entertainment facility, schools, marinas, funeral homes,

Pre-Pay Option	
Program	PPO
3 Yr	3,2,1
5 Yr	5,4,3,2,1,
*** Express Doc - Multi-Family Only ***	
\$250K - \$1M, Avail. To Borrowers with a 700+ FICO	
No Tax Returns Required, No Employment,	
No Deposit, or Mortgage Verifications Required	
No Adjustments to Pricing for Express Doc	

General Program Notes	
Nationwide & Tertiary Markets are Acceptable	
Capped 3rd Party Reports, Legal and Underwriting	
Required 90% Occupancy for Last 90 days	
60 Day Rate Locks Available upon Loan Approval	
Net Worth of Borrowers Must Exceed Loan Amount	
Fixed Rates Roll Over to Adj Rates for Remained	
Call For Rate Buydowns	
Rates & Terms are subject to change without notice	

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1 Point Stated Multi-Family		
Term	FICO 625+	FICO 600+
3 Yr	9.000	9.250
5 Yr	9.150	9.300
7 Yr	9.300	9.490
10 Yr	9.500	9.700
15 Yr	9.900	10.150
30 Yr	10.100	10.350

Par Stated Multi-Family		
Term	FICO 675+	FICO 650+
3 Yr	8.400	8.490
5 Yr	8.490	8.650
7 Yr	8.650	8.800
10 Yr	8.800	8.950
15 Yr	9.250	9.400
30 Yr	9.450	9.600

Par Stated Mixed Use, Commercial		
Term	FICO 675+	FICO 650+
3 Yr	8.650	8.740
5 Yr	8.740	8.900
7 Yr	8.900	9.050
10 Yr	9.050	9.200
15 Yr	9.500	9.650
30 Yr	9.700	9.850

Par Light Industrial, Warehouse		
Term	FICO 675+	FICO 650+
3 Yr	9.150	9.240
5 Yr	9.240	9.400
7 Yr	9.400	9.550
10 Yr	9.550	9.700
15 Yr	10.000	10.150
30 Yr	10.200	10.350

Nationwide Loan Program	
Loan Amount:	\$250,000 to \$2,000,000
Purpose:	Purchase, Refi or Cash-out
Loan Type:	Stated Income
FICO:	600+
Max. LTV:	80%
DSC:	1.15-1.20x
Amortization:	30 years
Recourse:	Full Recourse

Collateral Characteristics	
Multi-Family:	5+ Units
Mixed Use:	Office, Retail, Commercial
Commercial:	Class A & B, C, Stabilized Industrial, Warehouse
Ineligible Property Types:	automotive, assist living, hotels, rest homes, daycare, on site dry cleaners, adult entertainment facility, schools, marinas, funeral homes, gas, motel/hotel

Pre-Pay Option		
Program	PPO	Term Resets
3 Yr	3 2 1	Every 3 yrs
5 Yr	5 4 3 2 1	Every 5 yrs
7 Yr	5 5 4 4 3 2 1	Every 7 yrs
10 Yr	5 5 4 4 3 3 2 2 1 1	10 yr Balloon
15 Yr	5 5 4 4 3 3 2 2 1 1	15 yr Amortization
30 Yr	5 5 4 4 3 3 2 2 1 1	30 yr Fixed
Call for Additional Pre-Pay Options		

General Program Notes	
Nationwide & Tertiary Markets are Acceptable	
Up to 80% CLTV	
Required 85% Occupancy for Last 90 days	
60 Day Rate Locks Available upon Loan Approval	
Restaurants Limited to \$750,000 and 70% LTV	
LTV under 50%, Deduct 25 bps	
Verified Property Income, Deduct 25 bps	
Rates & Terms are subject to change without notice	

	\$50K+ Small Balance Stated			
	720+	695+	670+	660+
5 Yr	8.270	9.020	9.520	9.770
10 Yr	9.620	10.120	10.620	10.870

	\$100K+ Small Balance Stated			
	720+	695+	670+	660+
5 Yr	8.650	9.150	9.650	9.900
10 Yr	9.120	9.620	10.120	10.370

	\$250K+ Small Balance Stated			
	720+	695+	670+	660+
5 Yr	8.400	8.900	9.400	9.650
10 Yr	8.870	9.370	9.870	10.120

	\$400+ Small Balance Stated			
	720+	695+	670+	660+
5 Yr	8.150	8.650	9.150	9.400
10 Yr	8.620	9.120	9.620	9.870

Nationwide Loan Program	
Loan Amount:	\$50,000 to \$500,000
Purpose:	Purchase, Refi or Cash-out
Loan Type:	Stated Income
FICO:	660+
Max. LTV:	75%
Max CLTV:	80%
Amortization:	5/30, 10/25
Recourse:	Full Recourse

Collateral Characteristics	
Multi-Family:	5+ Units & Residential (1-4)
	Must be Vested in a Corp. Name
Mixed Use:	Residential and Commercial
Commercial:	Office, Retail, Warehouse
Special Purpose:	Assisted Living, Automotive, Daycare, Dry Cleaning, Funeral Homes, Gas Stations, Health Clubs, Mini-Mart, Nursery, Pre-School
	Self Storage, Restaurants, Some "EPA" Properties.

Pre-Pay Options		
Term	PPO	
5 Yr	3 3 2 2 1	
10 Yr	3 3 2 2 1 1 1 1 1 1	
Rate Adjustments		
Stated Income Owner-Occupied:	Add .50%	
Stated Income Investor:	Add .75%	
Special Purpose:	Add .50%	
Second Liens:	Add .50%	

General Program Notes	
Stated or Lite Doc on Owner-Occupied or Investment	
Up to 80% CLTV	
No Appraisal Fees	
No Title/Escrow Fees on Refi	
No DSCR on Owner Occupied Properties	
Fixed or Adjustable Rates are Available	
All Legal Entities: Ind, Sole Prop, LLC, Corp, or Trust	
Ask About our Best Rate & Fee Guarantee!	

\*\*\***Brokers**: Please call North Penn @ 215-361-6900 with your scenario before you start assembling or submitting your loan package. Incomplete Loan Files Take Longer To Process.  
\$100K-\$750K Stated & \$250K-\$2M Full Doc. Hard Money Loan Programs Are Available.