



First American Bank
LIAISON LENDING GROUP RATE SHEET
FLORIDA

Effective 4/11/2025

Home Equity Credit Lines - Interest Only Payments

Current Prime Rate Effective 1/2/25 = 7.50%

Applies to owner occupied residence only - Minimum loan size is \$10,000.

Maximum Term = 120 Months

****1SPECIAL PROMOTION:** Prime - 1.00% floating, interest only payment, introductory rate for 6 full months following the date of the loan. After the 6-month introductory period, standard rate tiers apply. Offer valid 3/14/25 - 5/30/25 for new HELOC customers and current HELOC customers whose loans mature within one year from the date of application (must be refinanced). Available only on collateral properties in Florida. Not available for investment properties. Maximum DI=45%. Maximum LTV=75% (70% for condos) on HELOCs ≤ \$500,000 with a first lien of ≤ \$1,000,000. Maximum LTV=70% (65% for condos) on HELOCs > \$500,000 and/or with a first lien > \$1,000,000. Loan must close by 7/31/25.

Loan Size	If LTV ≤75%	Rate Floor = 4.25%	Annual Percentage Rate (APR)	Max. LTV Tier Values (HELOC)	Closing Costs ^{**2}
\$10,000 - \$24,999	P + 0.99%		8.49%	Up to \$1,000,000	75% Appraisal \$350-\$670
\$25,000 - \$49,999	P + 0.74%		8.24%	>\$1,000,000	70% Flood \$5
\$50,000 - \$99,999	P + 0.24%		7.74%	Condo Maximum CLTV	70% Title \$105 (under \$250,000)
\$100,000 +	P + 0.00%		7.50%		Recording \$30-\$137.50
					Stamp & Tax \$55 per \$10,000

Not available for investment properties - The Annual Percentage Rate (APR) is a variable rate based on the highest Prime Rate published in the Money Rates section of The Wall Street Journal on the first business day of the month. Rates subject to change at any time. The maximum APR is 18%. Monthly payments of interest only will result in a balloon payment. No annual fee for the first year - \$75 annual fee thereafter. Costs to satisfy certain prior liens may be assessed. Property insurance required. Wind Insurance is required. Flood Hazard Insurance may be required. An Early Cancellation Fee of 2% of the credit limit, or \$500.00, whichever is less, will apply if the loan is closed within the first 36 months. An Early Cancellation Fee is not applicable when prohibited by state law. Offer is subject to normal credit qualifications.

Fixed Rate Home Equity Loans^{3}**

Not available for loans secured by a first lien position on a dwelling.

Minimum loan size is \$10,000.

Term	Annual Percentage Rate (APR) 2nd Lien Position	Max. LTV Tier Values (Fixed)	Closing Costs ^{**4}
24 Months	7.990%	Up to \$499,999	85% Appraisal \$350-\$670
36 Months	7.990%	\$500,000 - \$1,000,000	80% Flood \$5
48 Months	7.990%	>\$1,000,000	75% Title \$105 (under \$250,000)
60 Months	7.990%	Condo Maximum CLTV	75% Recording \$30-\$137.50
120 Months	8.250%		Stamp & Tax \$55 per \$10,000
5/20 Balloon	8.750%		
10/15 Balloon	8.990%		
10/20 Balloon	8.990%		
Maximum DI = 45% If DI is >40%, Maximum LTV is 75%			

Bridge Loans^{5}**

Current Prime Rate Effective 12/19/24 = 7.50%

1st Lien Position: No Maximum Loan Size. Prime + 1.50% Fixed at closing, with 1.00% Points (\$1,500 minimum). Rate Floor = 4.25%. Max 80% LTV. Customer pays all costs. Term = 12 Months or less.

2nd Lien Position: No Maximum Loan Size. Prime + 2.75% Fixed at closing, with 1.50% Points (\$1,500 minimum). Rate Floor = 4.25%. Max 75% LTV. Customer pays all costs. Term = 12 months or less.

Construction Loans^{6}**

Current Prime Rate Effective 12/19/24 = 7.50%

No maximum loan size. Customer pays all costs.

Maximum Term = 24 Months. Maximum LTV = 80%. Rate = Prime + 1.00% Fixed at closing.

Rate Floor = 4.25%

Construction Loan financing is limited to properties located in Illinois, Wisconsin, and Florida.

¹HOME EQUITY LINE OF CREDIT PROMOTION Terms and Conditions: Offer valid 3/14/25-5/30/25. Loan must close by 7/31/25. Available only to new Home Equity Line of Credit (HELOC) customers and current HELOC customers whose loan matures within one year from the date of application. Available only on collateral properties located in Florida. Not available for investment properties. 75% loan-to-value (70% for condos), or less on HELOCs of \$500,000 or less with a first lien of \$1,000,000 or less. 70% loan-to-value (65% for condos), or less on HELOCs over \$500,000 and/or with a first lien over \$1,000,000. Prime – 1.00% during the six-month introductory period. Thereafter, the Annual Percentage Rate (APR) is a variable rate based on the highest Prime Rate published in the Money Rates section of The Wall Street Journal on the first business day of each month. Based on the 1/2/25 Prime Rate of 7.50%, the following rates would apply: 6.50% APR during the six-month introductory period. Thereafter, 7.50% APR for HELOC \$100,000 or more; 7.74% APR for HELOC \$50,000 to \$99,999; 8.24% APR for HELOC \$25,000 to \$49,999; and 8.49% APR for HELOC \$5,001 to \$24,999. Rates subject to change at any time. The maximum APR is 18%. Monthly payments of interest only will result in a balloon payment. No annual fee for the first year - \$75 annual fee thereafter. Costs to satisfy certain prior liens may be assessed. Property insurance and wind insurance are required. Flood hazard insurance may be required. Some restrictions may apply. An Early Cancellation Fee of 2.00% of the credit limit, or \$500, whichever is less, will apply if the loan is closed within the first 36 months. An Early Cancellation Fee is not applicable when prohibited by state law. Offer is subject to normal credit qualifications.

²UP TO \$2,500 IN CLOSING COST CREDIT: Third Party Fees and Charges ranging from \$500 to \$3,100 may be assessed on HELOCs under \$250,000 at closing. If at the time of closing you set up an Automatic Funds Transfer (AFT) or Automatic Clearing House (ACH) to make the monthly payment on your HELOC and within the first statement cycle elect electronic statements, we will pay up to \$2,500 of the Third Party Fees and Charges associated with closing on your HELOC, including, but not limited to, appraisal, title, flood, credit report, stamp & tax and recording fees (Third Party Fees and Charges). If at any time during the term of your HELOC you fail to maintain the AFT or ACH or an electronic statement, you agree to repay the Third Party Fees and Charges that we previously paid which will be added to the outstanding balance of your HELOC. If at the time of closing you do not set up an AFT or ACH to make the monthly payment on your HELOC, then you agree to pay the Third Party Fees and Charges at closing. Not available for investment properties or loans that fall outside our standard product, rate, term and underwriting guidelines.

³FIXED RATE HOME EQUITY Terms and Conditions: Applies to owner occupied residence- Rates subject to change without notice. Loan to Value of less than or equal to 85%. Repayment on 24 month term equals 24 monthly payments of \$45.22 per \$1,000 borrowed. Not available for loans secured by a first lien position on a dwelling. Subject to credit approval.

⁴NO CLOSING COST OPTION: If at the time of closing you set up an Automatic Funds Transfer (AFT) or Automatic Clearing House (ACH) to make the monthly payment on your loan and within the first statement cycle elect electronic statements, we will pay the Third Party Fees and Charges associated with closing on your loan, including, but not limited to, appraisal, title, flood, credit report, stamp & tax, and recording fees (Third Party Fees and Charges). If at any time during the term of your loan you fail to maintain the AFT or ACH or set up electronic statements, you agree to repay the Third Party Fees and Charges that we previously paid which may be added to the outstanding balance of your loan. If at the time of closing you do not set up an AFT or ACH to make the monthly payment on your loan, then you agree to pay the Third Party Fees and Charges at closing. Not available for investment properties or loans that fall outside our standard product, rate, term and underwriting guidelines.

⁵BRIDGE LOAN Terms and Conditions: In the event the Prime Rate increases once an application is submitted and is in process, the rate will not be increased if the loan application closes within 30 days of submission. Due to the complexity of this product, a submitted application is defined as an application where the borrower has a contract on the property they are purchasing and a closing date is scheduled. If the application does not close within 30 days of submission, the borrower will be subject to the increased rate. If the Prime Rate decreases once an application is submitted and is in process, the borrower will receive the decreased rate. Subject to credit approval.

⁶CONSTRUCTION LOAN Terms and Conditions: In the event the Prime Rate increases once an application is submitted and is in process, the rate will not be increased if the loan application closes within 30 days of submission. Due to the complexity of this product, a submitted application is defined as an application where the borrower has submitted all required income and asset documentation, all plans and specifications needed to have an appraisal completed, and all information needed for a contractor review to be completed. If the application does not close within 30 days of submission, the borrower is subject to the increased rate. The lower rate will not be honored due to any delays in obtaining permits or other delays caused by external agencies or entities. If the Prime Rate decreases once an application is submitted and is in process, the borrower will receive the decreased rate. Subject to credit approval.

Subject to Credit Approval.
This rate sheet is for the use by lending professionals and is not to be distributed to the general public.

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