

LSM RESIDENTIAL MORTGAGE INTEREST RATE PRICING AND TERMS (Rate Matrix)

Revised March 6, 2025				
Mortgage Type	Interest Rate Pricing *	Rate Discretion	Terms	Special Conditions
New Mortgages (Prime Lending)				
Purchase (Insured)	Market rate	No discount	1-5 year fixed terms	
Purchase (Conventional)	Market rate plus 1.25%	No discount	1-5 year fixed terms	
Refinance (equity take out / debt consolidation)	Market rate plus 1.25%	No discount	1-5 year fixed terms	
New Construction Progress Advance (Insured)	Market rate plus .25%	No discount	5 year fixed term only	Must be insured
Mini-Home (Insured)	Market rate	No discount	5 year fixed term only	Must be insured
Rentals (2,3 or 4 units only)	Market rate plus 1.00%	No discount	5 year fixed term only	Must be insured
2nd Homes	Market rate plus 1.00%	No discount	5 year fixed term only	Must be insured
Renewals				
Single Family Dwelling (Insured)	Market rate	No discount	6 month - 5 years fixed terms	
Single Family Dwelling (Conventional)	Market rate plus 1.25%	No discount	6 month - 5 years fixed terms	
Mini-Homes (Insured)	Market rate	No discount	1-5 year fixed terms	
Rentals (Insured)	Market rate plus 1.00%	No discount	1-5 year fixed terms	
Rentals (Conventional)	Market rate plus 1.25%	No discount	1-5 year fixed terms	
2nd Home (Insured)	Market rate plus .1.00%	No discount	1-5 year fixed terms	
2nd Homes (Conventional)	Market rate plus 1.25%	No discount	1-5 year fixed terms	
Alternative Lending Program (ALT A)				
Purchase (max LTV 80%)	Market rate plus 1.50%	No discount	1 -3 year fixed terms only	
Refinance (max LTV 80%)	Market rate plus 1.50%	No discount	1 -3 year fixed terms only	
New Construction Progress Advance	No offer	N/A		
Rentals	No offer	N/A		
2nd Homes	No offer	N/A		
Mini Homes	No offer	N/A		
VRM				
Variable Rate Mortgage	Prime rate plus .25%	No discount	5 year variable rate term	Must be insured

* Subject to change without notice