HomeEQ
Equity made easy

HomeEQ Quick Facts

HELOC Assistance	Monday - Friday 8:00 AM - 8:00 PM ET 855-6HOMEEQ/(855) 646-6337; sparcassist@home-eq.com
HELOC Quick Pricer	The HELOC Quick Pricer determines product eligibility based on a soft Equifax Beacon 5.0 Score and an AVM. Income will be reviewed during the application process.
Borrower Logins	The borrower will need the following logins: - Home Insurance Login/Password - Bank Login/Password (for account for the HELOC Disbursement) - Payroll Login/Password (for employment verification) **or** Bank Login/Password for account that receives payroll deposits for W2 borrowers
Process Exceptions	The HomeEQ HELOC Process starts out automated; however, we have a Team available to review any data or documents that require further analysis. **All loans must meet the guidelines.**
Borrower Tri-merge Credit Report	ARC Home will pull a Tri-merge in the online HomeEQ Application once the borrower decides to move forward with the application. **Broker pulled credit will not be accepted.**
Process	1) The broker completes a few data fields and will send the application link to the borrower to complete (approximately 3 minutes) 2) The borrower will complete their brief application (approx. 15 minutes) 3) All verification (income, assets, title, insurance, AVM) are integrated in the HomeEQ application for a streamlined, completely automated process. We've built a manual offramp when the borrower needs additional support. Borrower may close their loan as soon as 48 hours. An ARC Loan Scheduler will contact the borrower to schedule closing. Funds will disburse after recission on Primary Homes and next day on Second Homes & Investment Properties.
Amortization Terms	Adjustable Rate Mortgage. **Draw period is Interest Only**; fully amortized payment after the draw period. Not assumable. • 5, 10, 15, 20, and 30 Year HELOC (Index + margin). Index is based on Prime. • Qualified at the fully amortized payment based on start rate + 2% and the total credit limit used to qualify. Life Time Floor: Margin + 5% Lifetime Ceiling: 18%
HELOC Terms & Line of Credit Draws	At closing, a minimum of 90% of the line of credit must be disbursed. The borrower is not able to make additional draws for a minimum of 60 days after closing. • 10, 15, 20, and 30 year amortization: 3 & 5 year draw/5 year: 3 year draw
Borrower's Name	The Borrower's name on the application must match their name listed on title. **The title cannot be vested in an entity or trust.**
Income	Full Document Income Only. Salaried Income Borrowers or Self-employed with 2 years of Tax Return income or 1099s, Disability Income - Military and Social Security, Social Security, Pension/Retirement, Schedule E - Rental Income to offset liabilities.
HomeEQ Ineligible States:	HI, IL, MO, NY, TN, TX, VT

EQUAL HOUSING LENDER

2026 Arc Home LLC | All Rights Reserved | Nothing in this document shall constitute a commitment to lend or guaranty to lend at a specified rate or under any specific terms and conditions. Eligibility to participate in any and all commercial lending programs are subject to credit review, underwriting and subject property approval. Programs, rates, fees, terms and conditions are subject to Arc Home LLC conducts business as Arc Home Loans LLC in AR, FL, IL, MO, TX and WI and, as Arc Home LLC, a limited liability company of Maryland, in OR.

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States Eligible for HELOCS on Homes Listed for Sale	**The 'homes for sale' program is available in the following states:** AK, AL, AR, AZ, CA, CO, CT, DE, FL, GA, ID, KS, KY, LA, MA, ME, MI, MN, MS, MT, ND, NE, NH, NJ, NM, NV, OK, OR, PA, RI, SC, SD, UT, VA, WI, WV, WY. Orig Fee is 2.99; Loan Officer Comp is 50 bps on Homes Listed for sale.
Payoffs	Borrowers may payoff unsecured loans, revolving debt, and 2nd liens during the process. This can be used to lower the borrower's DTI.
Broker Compensation	200 bps; 50 bps on properties listed for sale. Comp is paid on the drawn amount.
Loan Limits	Maximum Loan Amount $500,000 (minimum loan amount $ 25,000). Loan amounts over $400,000 will require a full appraisal.
Seasoning Requirement	Borrower must be on subject property title for at least 90 days
Occupancy	Primary, Second Homes and Investment Properties
Property Types	1-Unit SFR, PUD (detached), Condos (detached & attached),no multi-unit properties
Acreage Requirement	10 Acres Max
Credit/Payment History Requirements	Housing History: 0X30X12 mortgage history on the subject property and all financed REOs under the borrower's name. No Foreclosure/Bankruptcy/short sale/Deed-in-lieu within 60 months
Lien Position	2nd Liens Only. Subject Property must have an existing first mortgage
FICO/DTI requirements	Minimum FICO 640/Maximum DTI 50%
Fees	Single Borrower (non-attorney state) $ 534.75 plus recording fee Single Borrower (attorney state) $ 674.75 plus recording fee Two Borrowers (non-attorney state) $ 606.50 plus recording fee Two Borrowers (attorney state) $ 746.50 plus recording fee *Recording Fee by StateNote: $58 FEMA Inspection, if applicableAppraisal Fee, if ordered (AVM has $0 charge to the borrower)

HELOC Adjustable Rate							
Occupancy	**Purpose**	**Units**	**Maximum HELOC Line Amount**	**Maximum Combined (1st lien UPB + HELOC Line) Amount**	**Minimum FICO**	**HCLTV**	**Maximum DTI**
Primary Residence	Cash-Out	1	$500,000	$3,000,000	740	70%	50%
			$350,000	$3,000,000	740	75%	
			$300,000	$3,000,000	740	80%	
			$250,000	$3,000,000	740	85%	
			$250,000	$3,000,000	700	80%	
			$200,000	$3,000,000	680	80%	
			$125,000	$3,000,000	660	80%	
			$125,000	$3,000,000	640	75%	
Second Home	Cash-Out	1	$300,000	$2,000,000	720	75%	50%
			$200,000	$2,000,000	700	70%	
			$150,000	$2,000,000	680	65%	
Investment Property	Cash-Out	1	$300,000	$2,000,000	720	75%	50%
			$200,000	$2,000,000	700	70%	
			$150,000	$2,000,000	680	65%	

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