



Cornerstone
HOME LENDING, INC.
Correspondent Lending Division

TEXAS EQUITY DETERMINATION CHART

New loan amount pays off existing lien and...	If existing lien is not 50(a)(6), then new lien is:	Lock as:
Provides even \$1 cash to borrower	50(a)(6)	Refi Cashout
Pays off/down an existing 50(a)(6) lien with no cash to borrower	50(a)(6)	Refi Cashout
Pays off/down an existing 50(a)(6) lien with cash to borrower	50(a)(6)	Refi Cashout
The new lien is < existing UPB (no new funds)	Non-50(a)(6)	Refi Rate-Term/Limited CO
Funds, pre-pays and or closing costs	Non-50(a)(6)	Refi Rate-Term/Limited CO
Pays off/down a purchase money 2 nd (ex: 80/10/10)	Non-50(a)(6)	Refi Rate-Term/Limited CO
Pays off/down an existing Secured Home Improvement Loan (mechanic's lien – ex: pool)	Non-50(a)(6)	Refi Cashout Add Note on lock "Agency Cashout"
Provides funds to satisfy a court ordered Divorce Equity Buyout (ex: owelty)	Non-50(a)(6)	Refi Rate-Term/Limited CO