

**Sharp Investment Property - Prepayment Penalty Matrix**

Sharp S	
State	Restriction
Full/ALT Doc	
AK, KS, MI, MN, NM & RI	Prepayment Penalty Prohibited
IL & NJ	Penalties not allowed on loans vested to individuals
PA	Penalties not allowed on loan amounts less than \$319,777
MS	Prepayment Penalty Prohibited
OH	Penalties on 1-2 unit properties cannot exceed 1% of the loan balance during the 1st five years
DSCR	
DSCR	Fixed percentage of no less than 3%
DSCR	Penalties not allowed
DSCR	Six (6) months of interest on prepayments that exceed 20% of the original principal balance in a given 12-month time period.
DSCR	Prepayment periods up to 5-Years eligible.
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Sharp C	
State	Restriction
AK, IL, KS, MI, MN, NM, OH, RI	Prepayment Penalty Prohibited
DC	Within 3 years from consummation, no prepayment charge or penalty is permitted which exceeds an amount equal to 2 months advance interest on the aggregate amount of all prepayments in excess of 1/3 of the amount of the original loan or financial transaction made in any 12-month period. See DC code § 28-3301 (f)(1).
MS	Prepayment Penalty Prohibited
NC	Only permitted if loan size is => \$100,000
NJ	Only permitted on business purpose loan that vest in entity type C Corp. The Prepayment change will be equal to 6 months of interest on the amount of the prepayment that exceeds 20% of the original principal balance. The charge applies to loans that pay off due to sale or refinancing, or curtailments that exceed 20% of the original principal balance in a given 12-month time period.
PA	Prepayment penalties for business purpose loans secured by one and two-unit properties are not allowed on loan balances less than an adjusted value as determined by the Dept of Banking & Securities. For calendar year 2022 the amount is \$301,022, calendar year 2024 \$312,159 and calendar year 2025 \$319,777 subject to change annually effective January 1st. For business purpose loans secured by three and four-unit properties, a prepayment penalty is permitted regardless of loan amount.
VA	Not permitted on loan amounts less than \$75,000
Sharp N	
State	Restriction
AK	Prepayment Penalty Prohibited
CO	Terms of the offer of a loan product with a PPP must be provided clearly and conspicuously in writing and include the following statutory acknowledgement - "LOAN PRODUCT CHOICE DISCLOSURE - I was provided with an offer to accept a product both with and without a prepayment penalty provision. I have chosen to accept the product with a prepayment penalty." (Colo. Rev. Stat. Ann. Sect. 5-3.5-102(1)(g)(III)).
IL	Outside of Cook County: Permitted if the APR is less than 8%, regardless of loan purpose. Cook County Permitted as Follows: When closing in an individual's name with loan amount >\$250K and APR > 8% OR when closing in an entity name with any loan amount and APR >8%
KS	Prepayment Penalty Prohibited
MD	(i) May be imposed only on prepayments made within 3 years from the date the loan is made; and, (ii) May not exceed an amount equal to 2 months' advance interest on the aggregate amount of all prepayments made in any 12-month period in excess of one-third of the amount of the original loan. Business Purpose Loans allow for 3+ Years w/ 2mos advanced interest on aggregate amount of prepayments which exceed a third of the original loan in a 12 mos. period (MD Code 12-105 (c) (4))
MI	Prohibited after 3 years from date of the loan for business purpose loan that secures a Single-Family Dwelling unit. PPP may not exceed 1% of prepayment amount made (Mich. Comp. Laws Ann. Sect. 438.31c(1c)(2)(c)).
MN	Prepayment Penalty Prohibited
MS	Prepayment Penalty Prohibited
NJ	Penalties not allowed on loans vested to individuals
NH	Prepayment Penalty Prohibited
NM	Prepayment Penalty Prohibited
OH	Prepayment Penalty Prohibited
OR	If a loan agreement provides for a penalty to be charged for repaying the loan prior to the date provided for repayment in the loan agreement, the loan agreement shall contain in at least 10- point bold or underlined type substantially the following notice: - NOTICE TO THE BORROWER - "Do not sign this loan agreement before you read it. This loan agreement provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the loan agreement." (Or. Admin. R. 441-870-0040).
PA	Not Permitted on 1-2 units if loan amount is < \$319,777 (41 PA Const. Stat. Ann. Sect 101). Permitted if 3 or more units.
RI	May be imposed only on prepayments made within first year from the date the loan is made and may not exceed 2% of the outstanding balance due at the day of payoff. PPP after the first year are prohibited.
WI	Terms of the offer of a loan product with a PPP must be provided clearly and conspicuously in writing and include the following disclosure: - "LOAN PRODUCT CHOICE DISCLOSURE - I was provided with an offer to accept a product both with and without a prepayment penalty provision. I have chosen to accept the product with a prepayment penalty." (Wis. Stat. Ann. Sect. 428.207)

Sharp I	
State	Restriction
AK, KS, MN,NM, ND	Prepayment Penalty Prohibited
MD	Prepayment Penalty Prohibited when Note is contracted under the Usury Laws (either explicitly or if Choice of Law is not stated) Maryland - Note must specifically include Choice of Law - Title 12, Subtitle 10 Credit Grantor provisions THIS LOAN IS MADE PURSUANT TO TITLE 12, SUBTITLE 10 OF THE MARYLAND COMMERCIAL LAW ARTICLE FOR CREDIT GRANTOR CLOSED-END CREDIT Illinois prepay is permitted to legal entities with no limits. If borrower is a natural person, prepayment penalty is prohibited when APR is greater than 8%. Prepay is allowed when APR is =<8%.
IL	
NJ	Penalties not allowed on loans vested to individuals
OH	Permitted on loan amounts >=\$112,957 (for 2025).
OR	Loan amounts <\$112,957 permitted on 3-4 residential units. Number of units will be validated prior to purchase. Requires state specific notice to borrower verbiage to be disclosed on the loan agreement (i.e. Note, Note Addendum or prepayment penalty rider) The disclaimer must be in at least 10-point font and either bold or underlined (see example below) NOTICE TO THE BORROWER: Do not sign this loan agreement before you read it. This loan agreement provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the loan agreement.
PA	Loan amounts <=\$319,777 permitted only on 3-4 residential units. Number of units will be validated prior to purchase.
WA	Washington permitted on fixed rate loans. Prohibited on ARM loans.
Sharp W	
State	Restriction
AK, NM, MN	Prepayment Penalty Prohibited
LA	A mortgage lender may contract for and receive a prepayment penalty in an amount not to exceed (a) Five percent of the unpaid principal balance if the loan is prepaid in full during the first year of its term. (b) Four percent of the unpaid principal balance if the loan is prepaid in full during the second year of its term (c) Three percent of the unpaid principal balance if the loan is prepaid in full during the third year of its term (d) Two percent of the unpaid principal balance if the loan is prepaid in full during the fourth year of its term (e) One percent of the unpaid principal balance if the loan is prepaid in full during the fifth year of its term
MI	Max 3YR at max 1% for SFR
MN	Prepayment Penalty Prohibited
MS	Prepayment Penalty Prohibited
NJ	Only permitted on business purpose loan that vest in entity type C Corp or S Corp
NM	No prepayment penalty shall be permitted
NC	Prepayment penalty may be charged only on loans greater than \$150,000
OH	1-2 unit: maximum 1% within 5 years of execution date of the mortgage only if loan amount >=\$112,957; No prepayment penalty permitted if loan amount < \$112,957 (only allowed within first 5 years 3-4 unit : prepayment penalty permitted without restriction except if the loan amount falls below \$112,957 then no PPP
PA	1-2 unit: only if loan balance >\$319,777 No prepayment penalty permitted if balance <= \$319,777 3-4 unit: prepayment penalty allowed without restriction
RI	Prepayment penalty max 2% of balance
TX	Property cannot be owner-occupied
VA	Max 1% if balance < \$75k