

## Portfolio

Maximum Loan Amount		Primary & Second Home				Investment				Min Fico	DTI
1-2 Unit & Condo	3-4 Unit	Purch/R&T Refi		Cash-Out Refi		Purch/R&T Refi		Cash-Out Refi		660	43%
\$1,500,000	\$1,500,000	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo		
		70%	65%	65%	60%	65%	60%	60%	55%		

## Foreign National

Maximum Loan Amount		Primary & Second Home				Investment				Min Fico	DTI
1-2 Unit & Condo	3-4 Unit	Purch/R&T Refi		Cash-Out Refi		Purch/R&T Refi		Cash-Out Refi		NA or 660 If Credit History Exists	38%
\$1,500,000	\$1,500,000	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo		
		60%	50%	45%	Not Eligible						

## General Requirements

<b>Product Type</b>	5/6 ARM, 7/6 ARM
<b>Loan Purpose</b>	Purchase, Rate/Term, and Cash Out
<b>Max Cash-Out</b>	No max

## Underwriting Requirements

<b>Credit</b>	<table border="1"> <thead> <tr> <th rowspan="2">Payment Obligation</th> <th colspan="2">Acceptable Number of Lates</th> </tr> <tr> <th>&lt;12 Mo.</th> <th>&gt;12 Mo. &amp; &lt;24 Mo.</th> </tr> </thead> <tbody> <tr> <td>Housing</td> <td>0x30</td> <td>2x30</td> </tr> <tr> <td>Installment</td> <td>3x30</td> <td>4x30 or 3x60</td> </tr> <tr> <td>Revolving</td> <td>4x30</td> <td>5x30 or 4x60</td> </tr> <tr> <th>Housing Event</th> <th colspan="2">Seasoning</th> </tr> <tr> <td>BK/SS/Foreclosure</td> <td colspan="2">2yrs/4yrs/4yrs</td> </tr> </tbody> </table>	Payment Obligation	Acceptable Number of Lates		<12 Mo.	>12 Mo. & <24 Mo.	Housing	0x30	2x30	Installment	3x30	4x30 or 3x60	Revolving	4x30	5x30 or 4x60	Housing Event	Seasoning		BK/SS/Foreclosure	2yrs/4yrs/4yrs	
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<b>Assets</b>	<p>Copies of bank statements or investment portfolio statements must cover account activity for the most recent one-month period (or, if account information is reported on a quarterly basis, for the most recent quarter). The statements must:</p> <ul style="list-style-type: none"> <li>Clearly identify the borrower as the account holder</li> <li>Include the account number</li> <li>Include the time period covered by the statement</li> <li>Include all deposits and withdrawal transactions (for depository accounts)</li> <li>Include the ending account balance</li> </ul> <p><b>IRA/401K</b></p> <ul style="list-style-type: none"> <li>20% deduction for penalties and tax must be calculated and verified through the most recent month's statement.</li> </ul> <p><b>Stocks</b></p> <ul style="list-style-type: none"> <li>Most recent brokerage statement or copy of certificate and verification of value per newspaper.</li> </ul>																				
<b>Gifts</b>	<p>Gifts to the borrower to be used for the purchase of a primary residence – for example, to add to the down payment or help pay for closing costs—are acceptable within the following parameters:</p> <ul style="list-style-type: none"> <li>A gift letter is provided from the donor stating that no repayment is required</li> <li>The gift donor is not a party to the transaction, i.e. a builder or real estate agent</li> <li>Gifts from a family member who has resided with the borrower for the most recent 12 months and who intends to continue to live with the borrower may be considered as part of the borrower's own funds</li> </ul>																				
<b>Reserves</b>	<p>Cash reserves are a strong indicator of a borrower's ability to manage financial resources and build a financial cushion. Cash reserves requirements are as follows:</p> <ul style="list-style-type: none"> <li>Primary Residence House: 3 months' PITI</li> <li>Second Home/Investment Property: 4 months' PITI</li> <li>Foreign National Borrower: 12 months' PITI</li> </ul>																				

<b>Income</b>	<ul style="list-style-type: none"> <li>• <b>Wage/Salary:</b> Full written Verification of Employment by borrower’s employment.</li> <li>• <b>Self-Employed:</b> Generally, CPA or Accountant’s letter to verify length of self-employment is required. Addition to the letter, following documents are required for all types of self-employment including Sole Proprietorship, Partnership, Chapter “S” Corporation, “C” Corporation &amp; Limited Liability Company:             <ul style="list-style-type: none"> <li>○ If application date is before June 30, CPA or accountant prepared Profit and Loss statement for prior year end is required</li> <li>○ If application date is after July 1, CPA or accountant prepared Profit and Loss statement for current year is required</li> <li>○ <b>2 Years business license</b></li> </ul> </li> </ul>
<b>Appraisals</b>	2nd Appraisal required for loans > \$1,000,000.