

Series V: Prime – Standard Doc

Maximum LTV/CLTVs		Standard Doc - Primary Residence		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
720 +	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	80	80
	2,500,000	80	75	75
	3,000,000	75	70	70
	3,500,000	70	70	N/A
	4,000,000	70	65	N/A
700 - 719	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	75	70
	2,500,000	75	70	65
	3,000,000	75	70	65
	3,500,000	70	65	N/A
680 - 699	1,000,000	90	85	75
	1,500,000	85	80	75
	2,000,000	80	75	70
	2,500,000	75	70	65
	3,000,000	70	65	65
660 - 679	1,000,000	80	80	75
	1,500,000	80	75	75
	2,000,000	75	70	65
	2,500,000	70	65	65
<b>Housing History</b>	<b>Occupancy Restrictions - 2<sup>nd</sup> Home</b>	<b>Occupancy Restrictions - Investment</b>	<b>1 Year Standard Doc</b>	
1x30x12	Max LTV/CLTV:	Max LTV/CLTV:	Price adjustor applies – see rate sheet.	
<b>Housing Event Seasoning</b>	<ul style="list-style-type: none"> <li>• 85 – Purchase</li> <li>• 80 – Rate/Term</li> <li>• 75 – Cash-Out</li> </ul>	<ul style="list-style-type: none"> <li>• 85 – Purchase</li> <li>• 80 – Rate/Term</li> <li>• 75 – Cash-Out</li> </ul>		
BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral: See Eligibility Guidelines	Max Loan Amount: \$2,500,000	Max Loan Amount: \$2,500,000		
<b>Declining Market and State/CBSA Restrictions</b>				
<ul style="list-style-type: none"> <li>• If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is \$2M.</li> <li>• State Overlays for CT, IL, NJ: Max LTV/CLTV 85% purchase/75% refinance (rate/term and cash-out), max loan amount \$2M</li> <li>• Ineligible locations: Puerto Rico, Guam, &amp; the US Virgin Islands</li> </ul>				
<b>General Requirements</b>				
<b>Product Type</b>	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)			
<b>Interest Only</b>	• Min Credit Score: 660		• Max LTV: 90%	
<b>Loan Amounts</b>	• Min: 150,000		• Max: 4,000,000	
<b>Loan Purpose</b>	Purchase, Rate/Term, and Cash Out			
<b>Occupancy</b>	Primary, Second Home, Investment			
<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Single Family, Attached, Detached</li> <li>• 2-4 Units and Condominiums: Max LTV/CLTV 85%</li> <li>• Condo Hotel: Max LTV/CLTV 85%; Loan Amount \$2,500,000</li> <li>• Rural – Not eligible</li> </ul>	<b>Florida Condominiums:</b> <ul style="list-style-type: none"> <li>• A structural inspection is required for projects <ul style="list-style-type: none"> <li>○ Greater than 5 years; and</li> <li>○ Over 30 years old or 25 years old if within 3 miles of the coast.</li> </ul> </li> <li>• Projects with an unacceptable or no inspection are not eligible.</li> </ul>		
<b>Acreage</b>	Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%			
<b>Cash-In-Hand</b>	• Max Cash-In-Hand: Unlimited			
<b>Appraisals</b>	FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 <sup>nd</sup> appraisal obtained. 2 <sup>nd</sup> Appraisal required for loans > \$2,000,000.			
<b>Residual Income</b>	• \$2,500 Minimum			
<b>Income Requirements</b>				
<b>Income</b>	<ul style="list-style-type: none"> <li>• Wage/Salary: Paystubs, W-2, 2 Years or 1 Year of Tax Returns, IRS Form 4506-C, Verbal VOE</li> <li>• Self-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&amp;L, 2-monthly bank statements, IRS Form 4506-C</li> </ul>			

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Underwriting Requirements			
<b>Credit Score</b>	<ul style="list-style-type: none"> <li>Use credit score of the borrower with the highest qualifying income</li> <li>Middle of 3 scores or lower of 2</li> </ul>	<b>Assets</b>	Min of 30-days asset verification required; any large deposit must be sourced
<b>Reserves</b>	<ul style="list-style-type: none"> <li>LTV ≤ 85%: 6-months of PITIA</li> <li>LTV &gt; 85%: 12-months of PITIA</li> <li>Loan Amount &gt; \$1.5M: 9-months of PITIA</li> <li>Loan Amount &gt; \$2.5M: 12-months of PITIA</li> <li>Cash out may be used to satisfy requirement</li> </ul>	<b>DTI Requirements</b>	<ul style="list-style-type: none"> <li>Standard Max 50%               <ul style="list-style-type: none"> <li>See FTHB guidelines for DTI restrictions</li> </ul> </li> <li>Primary Residence - Up to 55% allowed:               <ul style="list-style-type: none"> <li>Min residual income of \$3,500</li> <li>Max LTV/CLTV ≤ 80%</li> <li>Standard Doc 2-years</li> <li>Minimum 12-months reserves</li> <li>First Time Home Buyer not eligible</li> </ul> </li> </ul>
<b>Gift Funds</b>	Min contribution: 5% primary, 10% investment	<b>Document Age</b>	90-days
<b>Tradelines</b>	<ul style="list-style-type: none"> <li>Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity.</li> <li>If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived</li> </ul>	<b>Prepayment Penalty (Investments Only)</b>	<ul style="list-style-type: none"> <li>Prepayment periods up to 5-Years eligible, see rate sheet</li> <li>Penalties not allowed in AK, KS, MI, MN, NM and RI</li> <li>Penalties not allowed on loans vested to individuals in IL and NJ</li> <li>Penalties not allowed on loan amounts less than \$312,159 in PA</li> <li>Only declining prepayment penalty structures allowed in MS</li> </ul>
<b>Escrows</b>	<ul style="list-style-type: none"> <li>Escrows for hazard insurance and taxes are required</li> <li>Flood insurance escrow cannot be waived for non-business purpose loans</li> <li>Escrows may be waived for non-HPML loans with:               <ul style="list-style-type: none"> <li>LTV ≤ 80%</li> <li>Min 720</li> <li>Min 12 months reserves</li> </ul> </li> <li>Escrow waiver is subject to LLPA adjustment</li> </ul>		

Series V: Prime – Alt Doc

Maximum LTV/CLTVs		Bank Statements, 1099, Asset Utilization, WVOE, P&L Only - Primary Residence		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
720 +	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	80	80
	2,500,000	80	75	75
	3,000,000	75	70	70
	3,500,000	70	70	N/A
700 - 719	1,000,000	90	85	80
	1,500,000	90	85	80
	2,000,000	85	75	70
	2,500,000	75	70	65
	3,000,000	75	70	65
	3,500,000	70	65	N/A
680 - 699	1,000,000	90	85	75
	1,500,000	85	80	75
	2,000,000	80	75	70
	2,500,000	75	70	65
	3,000,000	70	65	65
660 - 679	1,000,000	80	80	75
	1,500,000	80	75	75
	2,000,000	75	70	65
	2,500,000	70	65	65
Housing History	Occupancy Restrictions - 2 <sup>nd</sup> Home	Occupancy Restrictions – Investment		12 Mo Bank Statement, 1 Year 1099, & Asset Utilization
1x30x12	Max LTV/CLTV:	Max LTV/CLTV:		Price adjustor applies – see rate sheet
Housing Event Seasoning	<ul style="list-style-type: none"> <li>85 – Purchase</li> <li>80 – Rate/Term</li> <li>75 – Cash-Out</li> </ul>	<ul style="list-style-type: none"> <li>85 – Purchase</li> <li>80 – Rate/Term</li> <li>75 – Cash-Out</li> </ul>		
BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral: See Eligibility Guidelines	Max Loan Amount: \$2,500,000	Max Loan Amount: \$2,500,000		
Written Verification of Employment and P&L Only	Max LTV/CLTV: Purchase – 80%*, Refinance – 75%, Cash-Out – 70% Min FICO – 680 Max Loan Amount – \$2,500,000			
Declining Market and State/CBSA Restrictions				
<ul style="list-style-type: none"> <li>If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is \$2M.</li> <li>State Overlays for CT, IL, NJ: Max LTV/CLTV 85% purchase/85% refinance (rate/term and cash-out), max loan amount \$2M</li> <li>Ineligible locations: Puerto Rico, Guam, &amp; the US Virgin Islands</li> </ul>				
General Requirements				
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)			
Interest Only	<ul style="list-style-type: none"> <li>Min Credit Score: 660</li> </ul>	<ul style="list-style-type: none"> <li>Max LTV: 90%</li> </ul>		
Loan Amounts	<ul style="list-style-type: none"> <li>Min: 150,000</li> </ul>	<ul style="list-style-type: none"> <li>Max: 4,000,000</li> </ul>		
Loan Purpose	Purchase, Rate/Term, and Cash Out			
Occupancy	Primary, Second Home, Investment			
Property Type	<ul style="list-style-type: none"> <li>Single Family, Attached, Detached</li> <li>2-4 Units and Condominiums: Max LTV/CLTV 85%</li> <li>Condo Hotel: Max LTV/CLTV 85%; Loan Amount \$2,500,000</li> <li>Rural – Not eligible</li> </ul>	<b>Florida Condominiums:</b> <ul style="list-style-type: none"> <li>A structural inspection is required for projects                             <ul style="list-style-type: none"> <li>Greater than 5 years; and</li> <li>Over 30 years old or 25 years old if within 3 miles of the coast.</li> </ul> </li> <li>Projects with an unacceptable or no inspection are not eligible.</li> </ul>		
Acreage	Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80%			
Cash-In-Hand	<ul style="list-style-type: none"> <li>Max Cash-In-Hand: Unlimited</li> </ul>			
Residual Income	<ul style="list-style-type: none"> <li>\$2,500 Minimum</li> </ul>			
Appraisals	FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 <sup>nd</sup> appraisal obtained. 2 <sup>nd</sup> Appraisal required for loans > \$2,000,000.			

Series V: Prime – Alt Doc, continued

Income Requirements			
<b>Personal Bank Statements:</b>	<ul style="list-style-type: none"> <li>• 24 or 12-months of Personal and 2-months of business bank statements.</li> <li>• Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements.</li> <li>• The business bank statements must reflect business activity and transfers to the personal account.</li> </ul>		
<b>Business Bank Statements:</b>	<ul style="list-style-type: none"> <li>• 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods:               <ul style="list-style-type: none"> <li>○ Fixed Expense Ratio (50%)</li> <li>○ Expense ratio provided by a 3rd party (CPA EA, or Tax Preparer) min ratio of 10%</li> <li>○ 3rd party prepared Profit &amp; Loss Statement (CPA EA, or Tax Preparer)</li> </ul> </li> </ul>		
<b>Profit &amp; Loss Statement Only</b>	<ul style="list-style-type: none"> <li>• 24 or 12-month CPA/EA/CTEC/Tax Attorney prepared Profit &amp; Loss Statement Only</li> <li>• CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent tax return</li> </ul>		
<b>Written Verification of Employment</b>	<ul style="list-style-type: none"> <li>• FNMA Form 1005</li> <li>• Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements</li> </ul>		
<b>IRS Form 1099</b>	<ul style="list-style-type: none"> <li>• 2-Years or 1-Year 1099</li> <li>• Fixed Expense Ratio of 10%</li> <li>• YTD Documentation to support continued receipt of income from same source</li> </ul>		
<b>Asset Utilization</b>	<ul style="list-style-type: none"> <li>• Eligible assets divided by 84 to determine a monthly income stream</li> <li>• Min Credit Score – 660</li> </ul>		
Underwriting Requirements			
<b>Credit Score</b>	<ul style="list-style-type: none"> <li>• Use credit score of the borrower with the highest qualifying income</li> <li>• Middle of 3 scores or lower of 2</li> </ul>	<b>DTI Requirements</b>	<ul style="list-style-type: none"> <li>• Standard Max 50%               <ul style="list-style-type: none"> <li>○ See FTHB guidelines for DTI restrictions</li> </ul> </li> </ul>
<b>Assets</b>	Min of 30-days asset verification required; any large deposit must be sourced	<b>Reserves</b>	<ul style="list-style-type: none"> <li>• LTV ≤ 85%: 6 months of PITIA</li> <li>• LTV &gt; 85%: 12-months of PITIA</li> <li>• Loan Amount &gt; \$1.5M: 9-months of PITIA</li> <li>• Loan Amount &gt; \$2.5M: 12-months of PITIA</li> <li>• Cash out may be used to satisfy requirement</li> </ul>
<b>Gift Funds</b>	Min contribution: 5% primary, 10% investment	<b>Document Age</b>	90-days
<b>Tradelines</b>	<ul style="list-style-type: none"> <li>• Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity</li> <li>• If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived</li> </ul>	<b>Prepayment Penalty (Investments Only)</b>	<ul style="list-style-type: none"> <li>• Prepayment periods up to 5-Years eligible, see rate sheet</li> <li>• Penalties not allowed in AK, KS, MI, MN, NM, and RI</li> <li>• Penalties not allowed on loans vested to individuals in IL and NJ</li> <li>• Penalties not allowed on loan amounts less than \$312,159 in PA</li> <li>• Only declining prepayment penalty structures allowed in MS</li> </ul>
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## Change Log:

Effective 7/15/2024	Added state overlays for CT, IL, NJ, NY: <ul style="list-style-type: none"><li>• Max Loan Amount \$2M</li><li>• Standard: (Max 85% LTV/CLTV purchase/75% refinance)</li><li>• Alt: Max 85% LTV/CLTV purchase/80% refinance)</li></ul>
Effective 7/15/2024	If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is \$2M.