

Maximum LTV/CLTV							
Minimum Credit Score	Maximum Loan Amount	Primary Residence			Second Home / Investment		
		Purchase	Rate & Term	Cash-Out	Purchase	Rate & Term	Cash-Out
720	\$1,000,000	90	80	80	75	70	70
	\$2,000,000	80	75	75	75	70	70
	\$2,500,000	75	70	70			
700	\$1,000,000	85	75	75	75	70	70
	\$2,000,000	80	70	70	75	70	70
	\$2,500,000	70	65	65			
680	\$1,000,000	80	75	75	75	70	70
	\$2,000,000	75	70	70	75	70	70
	\$2,500,000	70					
Property Types							
<ul style="list-style-type: none"><li>Single Family: attached, detached</li><li>Condominium: Max LTV/CLTV 80%</li><li>Rural: Max LTV/CLTV 80% Purchase, 75% Refinance</li><li>Ineligible: 2-4-Units, Condo Hotel</li></ul>							
State Eligibility							
<ul style="list-style-type: none"><li>Ineligible locations: Puerto Rico, Guam &amp; the US Virgin Islands</li><li>Ineligible: Investor occupancy in Baltimore City, MD</li><li>Ineligible: Loans meeting the New York Sub-Prime definition</li></ul>							
Declining Market							
If the appraisal report identifies the property in a declining market: Max LTV/CLTV is limited to 85% for purchase and 75% for refinances							
Housing History				Credit Event Seasoning			
0x30x12				BK/FC/SS/DIL/Pre-Foreclosure/Mortgage Charge-Off: ≥ 48 months Forbearance, Modification, or Deferral: > 12 months			
General Requirements							
Product Type	<ul style="list-style-type: none"><li>Fixed Rate Terms: 15-,30-year</li><li>ARMS: 5/6, 7/6, 10/6</li></ul>						
Interest Only (I/O)	<ul style="list-style-type: none"><li>Minimum Credit Score: 700</li><li>Maximum LTV: 80%</li><li>30-yr total loan term, qualification based upon 20-yr amortizing payment</li></ul>						
Loan Amounts	<ul style="list-style-type: none"><li>Minimum: \$150,000</li><li>Maximum: \$2,500,000</li></ul>						
Loan Purpose	<ul style="list-style-type: none"><li>Purchase, Rate &amp; Term Refinance, Cash-Out Refinance</li></ul>						
Occupancy	<ul style="list-style-type: none"><li>Primary, Second Home, Investment</li></ul>						
Acreage	<ul style="list-style-type: none"><li>Property up to 20-acres</li></ul>						
Cash-In-Hand	<ul style="list-style-type: none"><li>Max Cash-in-Hand: \$1,000,000 (not applicable to delayed financing transaction)</li></ul>						
Appraisals	<ul style="list-style-type: none"><li>FNMA Form 1004, 1073 with interior/exterior inspection. Appraisal review product required unless 2<sup>nd</sup> appraisal is obtained</li><li>2<sup>nd</sup> appraisal required for loans &gt; \$2,000,000</li></ul>						
Income Requirements							
Standard Doc	<ul style="list-style-type: none"><li>Wage/Salary: Paystubs, W2s, 1-year or 2-years of Tax Returns, IRS Form 4506-C, Verbal VOE</li><li>Self-Employed: 1-year or 2-years of Personal and Business Tax Returns, YTD P&amp;L, IRS Form 4506-C</li></ul>						
Personal Bank Statements	<ul style="list-style-type: none"><li>12- or 24-months of personal and 2-months of business bank statements</li><li>Qualifying income is determined by total eligible deposits from 12- or 24-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>						
Business Bank Statements	<ul style="list-style-type: none"><li>12- or 24-months of business bank statements. Qualifying income is determined by on of the following analysis methods:<ul style="list-style-type: none"><li>Fixed Expense Ratio (50%)</li><li>Expense ratio provided by a 3<sup>rd</sup> party (CPA, EA, or tax preparer), minimum ratio of 10%</li><li>3<sup>rd</sup> party prepared Profit &amp; Loss Statement (CPA, EA, or tax preparer)</li></ul></li></ul>						

Ineligible	<ul style="list-style-type: none"><li>Profit &amp; Loss Statement</li></ul>	<ul style="list-style-type: none"><li>Written VOE</li></ul>	<ul style="list-style-type: none"><li>IRS Form 1099</li></ul>	<ul style="list-style-type: none"><li>Asset Utilization</li></ul>
Underwriting Requirements				
Credit Score	<ul style="list-style-type: none"><li>Use representative credit score of the borrower with the highest qualifying income</li></ul>	Document Age	<ul style="list-style-type: none"><li>120 days</li></ul>	
Reserves	<ul style="list-style-type: none"><li>LTV ≤ 85%: 6-months PITIA</li><li>LTV &gt; 85%: 12-months PITIA</li><li>Loan Amount &gt; \$1.5MM: 9-months PITIA</li><li>Cash-out may be used to satisfy requirement</li></ul>	DTI Requirements	<ul style="list-style-type: none"><li>Maximum: 43%</li></ul>	
Tradelines	<ul style="list-style-type: none"><li>Minimum: 2 reporting 24-months with activity in last 12-months or 3 reporting 12-months with recent activity</li><li>If the primary borrow has three (3) credit scores, the minimum tradeline requirement is waived</li></ul>	Assets	<ul style="list-style-type: none"><li>Minimum of 30-days asset verification required; any large deposit must be sourced</li></ul>	
Gift Funds	<ul style="list-style-type: none"><li>Minimum contribution: 5% primary/second home, 10% investment</li></ul>	Prepayment Penalty – Investment Property Only	<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 &lt; \$319,777 in PA</li><li>Only declining prepayment penalty structures allowed in MS</li><li>Penalties on 1-2-unit properties cannot exceed 1% of the loan balance during the 1<sup>st</sup> five years in OH</li></ul>	
Escrows	<ul style="list-style-type: none"><li>HPML loans require escrows for property taxes, hazard insurance and flood insurance (if applicable)</li></ul>			