

Primary Residence ³ : 1-2-Unit, including PUDs, Condos ²							
Transaction Type ⁵	Max Loan Amount ⁴	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase and Rate & Term Refinance	\$1,500,000	Stable	80%/80%/80%	720	N/A	43%	12
	\$2,000,000		80%/80%/80%	740		41%	18
	\$3,000,000		70%/70%/70%	760		41%	24
			75%/75%/75%				36
Cash-Out Refinance	\$1,500,000	Stable	70%/70%/70%	740	\$500,000	43%	18
	\$2,000,000		65%/65%/65%				

Primary Residence ³ : 3-4-Units, Including PUDs							
Transaction Type ⁵	Max Loan Amount ⁴	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase and Rate & Term Refinance	\$2,000,000	Stable	75%/75%/75%	720	N/A	43%	18
	\$2,500,000		70%/70%/70%	740		43%	18
	\$3,000,000		65%/65%/65%	760		41%	36
Cash-Out Refinance	Not Permitted						

¹. The above maximum LTV/CLTV/HCLTV should be reduced by 5% or 10% if the subject property is located in a depreciating market. Refer to Section 501.2-

Appraisal Evaluation/Depreciating Markets topic and Section 1520-Non-Agency Exhibit 1-Depreciating Markets List for complete guidelines and to determine the amount of reduction required.

². The co-op association may restrict the maximum LTV for a co-op.

³. Properties located in the state of Florida in Flood Zone A or V are not permitted.

- The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise.
- Effective with new registrations with borrower application dates on or after November 13, 2022, the following no longer applies: Loans eligible for an Agency
- Jumbo program are not eligible for this program.
- Loans must meet Continuity of Obligation policy in Section 1508.1-Eligibility/Transaction Types.

Second Home ³ : 1-Unit, including PUDs, Condos and Co-ops ²							
Transaction Type ⁵	Max Loan Amount ⁴	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase and Rate & Term Refinance	\$2,000,000	Stable	75%/75%/75%	740	N/A	43%	18
	\$2,500,000		70%/70%/70%	760			
Cash-Out Refinance	Not Permitted						

¹. The above maximum LTV/CLTV/HCLTV should be reduced by 5% or 10% if the subject property is located in a depreciating market. Refer to Section 501.2-

Appraisal Evaluation/Depreciating Markets topic and Section 1520-Non-Agency Exhibit 1-Depreciating Markets List for complete guidelines and to determine the amount of reduction required.

². The co-op association may restrict the maximum LTV for a co-op.

³. Properties located in the state of Florida in Flood Zone A or V are not permitted.

- The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise.

- Effective with new registrations with borrower application dates on or after November 13, 2022, the following no longer applies: Loans eligible for an Agency
- Jumbo program are not eligible for this program.
Loans must meet the Continuity of Obligation policy in Section 1508.1-Eligibility/Transaction Types.

Second Home: 2-4-Unit, including PUDs

Not Permitted

Investment Property³: 1-Unit, including Condos² & PUDs

Transaction Type ⁵	Max Loan Amount ⁴	Market ¹	LTV/CLTV/HCLTV	FICO	Max Cash-Out	Max DTI	Reserves
Purchase and Rate & Term Refinance	\$1,500,000	Stable	65%/65%/65%	760	N/A	40%	36
Cash-Out Refinance	Not Permitted						

Investment Property: 2-4-Units, including PUDs

Not Permitted

Footnotes:

¹.The above maximum LTV/CLTV/HCLTV should be reduced by 5% or 10% if the subject property is located in a depreciating market. Refer to Section 501.2-

Appraisal Evaluation/Depreciating Markets topic and Section 1520-Non-Agency Exhibit 1-Depreciating Markets List for complete guidelines and to determine the amount of reduction required.

². Florida and Georgia Condominiums secured as investment property are not permitted.

³. Properties located in the state of Florida in Flood Zone A or V are not permitted.

- The minimum loan amount is \$1 over the agency conforming loan size unless noted otherwise.
- Effective with new registrations with borrower application dates on or after November 13, 2022, the following no longer applies: Loans eligible for an Agency
- Jumbo program are not eligible for this program.
- Loans must meet the Continuity of Obligation policy in Section 1508.1-Eligibility/Transaction Types.

PRODUCTS

	Fixed Rate	SOFR ARM
Lien Position	First	First
Products	<ul style="list-style-type: none"> • 15 Year • 30 Year 	<ul style="list-style-type: none"> • 5/6 SOFR ARM – Caps 2/1/5 • 7/6 SOFR ARM – Caps 5/1/5 • 10/6 SOFR ARM – Caps 5/1/5 <p>Index: 30-day average of the SOFR index as published by the Federal Reserve Max Margin: 2.75% Floor = Margin</p>
Note Rate Limitations	N/A	Initial note rate may not be lower than 3% below the Fully Indexed Rate (FIR)
Qualifying Rate	<ul style="list-style-type: none"> • Note Rate 	<ul style="list-style-type: none"> • 5/6 SOFR ARM – higher of Note Rate + 2% or the FIR • 7/6 SOFR ARM – higher of the Note Rate or FIR • 10/6 SOFR ARM – higher of the Note Rate or FIR
Assumable	Not Permitted	Yes, following the fixed period
Convertible	Not Permitted	
HPML	Not Permitted	
Qualified Mortgage	All loans must be General QM with Safe Harbor	
Temporary Buydowns	Not Permitted	

Prepayment Penalty	Not Available	
Minimum Loan Amount	At least \$1 above conforming loan limit	
Mortgage Insurance	Not Required	
ELIGIBILITY		
Property Types	<p>Eligible Property</p> <ul style="list-style-type: none"> • 1-Unit, including condominiums, PUDs • 2-4-Units, including PUDs <p>Ineligible Property</p> <ul style="list-style-type: none"> • Manufactured homes • Non-warrantable condos • All Deed restricted properties, including age only 	
Ineligible Transactions & Scenarios	<ul style="list-style-type: none"> • Non-Arm's Length Transactions • Non-occupant Co-borrowers • Non-resident applicants • Partial Release • Technical Refinance • Work Completion Escrow • Mixed Use Properties • Texas Cash-Out • Texas Section 50(a)(6) • Texas Section 50(f)(2) • Industrial, Commercial or Agricultural Zoned Properties • Properties located in the state of Florida in Flood Zone A or V 	
Borrower Eligibility	<ul style="list-style-type: none"> • US Citizens • Permanent Resident Aliens • Non-Permanent Resident 	
Age of Documentation	<ul style="list-style-type: none"> • Credit – 120 Days • Inquiry – 90 Days • Assets – no more than 45 days old at time of application AND no more than 120 days old at closing. Quarterly assets must be dated within 90 days of application. • Employment Gap – LOE required if more than 30 days • Income- no earlier than 30 days prior to the application date and no more than 120 days old at closing. • TPV WVOE- completed date of verification cannot be older than 35 days prior to closing date. • Re-verification VOE- 10 business days of closing. • Self-Employment- Confirmation that the borrower's business remains open and in existence must be verified within 30 calendar days prior to the loan closing regardless of the borrower's ownership percentage in the business. Confirmation is not required if the business income is not used to qualify, if there is a business loss, or if the K1 income is derived from investments (e.g. Private Equity, Hedge Funds, Venture Capital, etc.). 	
Asset Documentation - General	<p>Eligible Assets</p> <ul style="list-style-type: none"> • Annuities • Borrowed Funds – Secured • Bridge Loan Proceeds • Business Funds • Cash Out Proceeds from a Refinance • Checking, Savings, CD • Corporate Relocation Buyout • Credit Card Reward Points • Cryptocurrency - <i>To use funds, asset must be liquidated, be held in a U.S. or state regulated financial institution and meet Sale of Assets and Large Deposit policy.</i> • Disaster Relief Grant or Loan • Employer Assisted Housing • Foreign Assets • Gift Funds 	<ul style="list-style-type: none"> • Corporate Sponsored Loans • Cryptocurrency • Disaster Relief Grant or Loan • Employer Assisted Housing Program funds used towards an Investment Property • Funds from Individual Development Accounts (IDA) • Gift of equity • Gifts which must be repaid in full or partially • Gift/Grant from Non-Profit • Individual Development Account (IDA) (Including funds from an IDA) • Lender Paid Assistance • Non-Traditional Savings Plan • Pledged Assets • Pooled Funds

	<ul style="list-style-type: none"> Inheritance Lease to Own/Rent w/ Option to Buy Life Insurance Net Cash Value Loan Repayment Proceeds Proceeds from Sale of Home Real Estate Commission (Borrower's) Retirement Assets Sale of Assets Stocks/Securities Trust Account US Savings Bonds 1031 Exchange- <i>Investment Transactions only</i> 529 Savings Plan <p><u>Ineligible Assets</u></p> <ul style="list-style-type: none"> Borrowed Funds from the following sources: <ul style="list-style-type: none"> Signature Loans Lines of Credit-on-Credit Cards Overdraft Protection on Checking Accounts Cash-on-Hand Cash advances from a credit card or other revolving account. Community Assistance or Down Payment Assistance Programs 	<ul style="list-style-type: none"> Proceeds from unsecured loans or personal loans Salary / bonus advances received against future earnings Seller Carrybacks Seller Derived Assistance Programs Subordinate Financing which contains any of the following: <ul style="list-style-type: none"> Negative Amortization Contains special Servicing requirements for Citigroup Terms that restrict prepayments or provide for a prepayment penalty, except as indicated in Subordinate Financing Does not fully amortize under a level monthly payment plan when the maturity or balloon payment date is less than five years after the note date of the new first mortgage. Sweat Equity (includes donated goods and/or materials): Contribution to the construction or rehabilitation of a property in the form of labor or services rather than cash is considered sweat equity. Sweat equity may not be deducted from the construction costs, nor may it be used to offset the borrower's minimum down payment. <ul style="list-style-type: none"> Trade Equity 	
Borrower's minimum contribution	LTV/CLTV	Minimum Borrower Contribution Requirement from own funds	
	< = 70%	Primary Residence	The borrower must make a 5% minimum contribution from his or her own funds. See note below for additional clarification.
	>70%	Primary Residence	The borrower must make a 10% minimum contribution from his or her own funds. See note below for additional clarification.
	ALL LTVs	Second Home & Investment Properties	Borrower must make full down payment. Gift funds are not permitted.
Note: If the borrower has the 5% or 10% minimum contribution in a non-liquid asset account (stocks, bonds, etc.), but is also receiving a gift for the transaction, the borrower may use the gift funds for their 5% or 10% minimum contribution in lieu of liquidating the assets. The non-liquid asset account must be verified per policy as evidence that the borrower has the 5% or 10% minimum contribution available.			
Interested Party Contributions	<ul style="list-style-type: none"> Primary & Second Home: 6% Investment: 2% 		
Housing History	<ul style="list-style-type: none"> 12 months' mortgage or rental history (VOR) is required. 		
Credit	Derogatory Event		Waiting Period
	Bankruptcy Chapter 7/11		4 years from discharge date
	Bankruptcy Chapter 13		2 years from discharge date & 4 years from dismissal date
	Multiple BK Filings		5 years if more than 1 filing within the past 7 years.
	Deed In Lieu/Short Sale/Pre-foreclosure or mortgage charge off		4 years from the completion date
	Foreclosure		7 years from the completion date
Judgments, Tax Liens/Public Records		Must be paid in full & released	

	Non-medical collection accounts & Charge Off	Total balance > \$2000 must be paid in full or 5% of balance included in DTI
Employment	<ul style="list-style-type: none"> • Employment gaps exceeding 30 days require an explanation <p>Wage Earner Income Documentation:</p> <ul style="list-style-type: none"> • Most recent YTD paystub or salary voucher documenting at least 30 days of income. Paystub must be dated no earlier than 30 days prior to the application date and must include all year-to-date income. If the paystub does not include sufficient information to appropriately calculate income, additional documentation must be obtained • W-2: W-2s for the most recent 2 years regardless of how long the borrower has been on their current job. An IRS Wage and Income Transcript (W-2 transcripts) may be used in lieu of the actual W-2 forms <p>Note: Income used to qualify must have a history of receipt and be expected to continue. A calculation worksheet must be documented in the loan file to show how the income being used to qualify was calculated. If either the borrower or co-borrower is self-employed, in addition to the required wage earner income documentation, complete tax returns for the most recent 2 years must be provided even if the income is not being used to qualify. The personal tax returns must be reviewed to determine if there is a “meaningful” business loss that may have an impact on the stable monthly income being used to qualify. Additional documentation may be needed to fully evaluate the impact of the business loss on the borrower’s ability to repay.</p> <p>Self-Employed Income Documentation:</p> <ul style="list-style-type: none"> • Individual: Complete tax returns for the most recent 2 years, including all W-2s and Schedules. • Corp., S-Corp. & Partnerships: The most recent 2 years’ business tax returns including all Schedules. • Corp, S-Corp & Partnership: The YTD (year-to-date) P&L (profit and loss) and balance sheet are required when the application is dated more than 90 days after the end of the business’ fiscal or calendar year end. YTD unaudited P&L statement and balance sheet for the business either: <ul style="list-style-type: none"> ○ Completed by the business’s tax preparer; or ○ Completed by the borrower in addition to the following: <ul style="list-style-type: none"> ▪ Evidence provided that the document has been viewed by the business’s tax preparer, or ▪ Evidence provided that the document has been viewed by an appropriate third party who is not affiliated with the loan transaction, or ▪ Two months business bank statements to support the income on the P&L statement and balance sheet. ○ The year-to-date P&L and balance sheet are required when the application is dated more than 90 days after the end of the business’ fiscal or calendar year end. • Income Analysis Form <p>Note: Corporate income may not be used unless the borrower owns 100% of the business (W-2 and 1099 earnings are eligible)</p>	
	IRS Form 4506-C	<ul style="list-style-type: none"> • All borrowers whose income is used to qualify for the loan transaction must sign form 4506-C at closing, regardless of income type—salary, self-employed, social security, etc. An additional 4506-C must also be signed prior to or at closing for each business tax return that is in the loan file that was used to calculate qualifying income (resulting in either gain or loss). Alternative forms such as the 8821, 4506 or 4506-T are not permitted.
Third Party Verification Services Provider	<ul style="list-style-type: none"> • Third-party vendors may be used as an alternative method for verifying income, employment, and assets. The verification must provide the same level of documentation defined in this fact sheet. If it does not, additional supplements must be obtained to meet documentation requirements. 	
Appraisal	<ul style="list-style-type: none"> • A full interior/exterior appraisal is required • All appraisal reports that are more than 120 days old as of the note/mortgage date require a recertification of value/update that includes an exterior inspection of the property and a review of current market data to confirm that the property has not declined in value since the date of the original appraisal • Loan amount > \$2MM, 2 appraisals are required <ul style="list-style-type: none"> ○ Ordering both reports from the same company, vendor, or agent is expressly forbidden. If two appraisal reports are required, OnY Glo, Inc. requires the two reports to be ordered from two different Appraisal Management Companies (AMC). Note: In some circumstances, that may not be possible, including in cases where a Correspondent Lender may only work with one AMC. In those instances, 	

	<p>it may be necessary for one AMC to order the two appraisal reports. However, the independence of the appraiser/ appraisal process must be always maintained by all parties.</p> <ul style="list-style-type: none"> ○ If two appraisals are required the lesser of the two values should be used to underwrite the transaction and determine LTV/CLTV/HCLTV, unless OnY Glo, Inc. reviews both and determines the higher value is more accurate. ● Depreciating Markets: if the subject property is in an MSA on the current Depreciating Markets list, additional criteria will apply
Depreciating Markets	<ul style="list-style-type: none"> ● If the property is in a depreciating market, the UW must manually adjust the maximum LTV/CLTV/HCLTV by: <ul style="list-style-type: none"> ○ 5% if the declining market percentage is > 5.01% to <= 10%, which will be identified as “Depreciating” on the Depreciating Markets List <u>or</u> if the appraiser/appraisal indicates the property is “declining.” OR ○ 10% if the declining market is > 10%, which will be identify as “Rapidly” on the Depreciating Markets List.
Condo Project Approval	<ul style="list-style-type: none"> ● Condominium projects must be approved by OnY Glo, Inc. <ul style="list-style-type: none"> ○ Limited Review Condominium Projects: <ul style="list-style-type: none"> ▪ Must meet FNMA’s guidelines for limited review ○ Full Review Condominium Projects: <ul style="list-style-type: none"> ▪ Must meet FNMA’s guidelines for full review. The following documentation must be provided to OnY Glo, Inc.: <ul style="list-style-type: none"> ● Condominium Project Questionnaire ● Current Condominium Project Budget ● Non-warrantable condos are not permitted ● Site condos are only allowed as primary residence.
Flood Insurance	<ul style="list-style-type: none"> ● For Condominiums and cooperatives, private flood insurance policies are permitted only if reviewed and approved by OnY Glo, Inc. ● For single-family loans, any private insurance policy is subject to review. The flood insurance coverage must be at least as broad as a comparable standard NFIP flood policy and must meet the rating requirements for property insurers. ● Deductible limits should not exceed the NFIP policy deductibles for comparable coverage amounts. Deductibles may be higher than NFIP deductibles when coverage amounts exceed NFIP coverages; however, the borrower must have two times that deductible in liquid reserves/assets. Pooled risk policies (covering multiple condominium associations) are not acceptable to primary investors or consistent with this policy.
Lender Exposure	<ul style="list-style-type: none"> ● Subject is Primary Residence: For loans secured by primary residences, borrowers may not own or be obligated on a combined total of more than 5 financed residential property, including the subject property. ● Subject is Second Home or Investment Property: If the subject property is a second home or investment property, typically each borrower individually and all borrowers collectively may not own or be obligated on a combined total of more than 4 financed residential property (including the subject property) at the time of application
Non-Arm’s Length	<ul style="list-style-type: none"> ● Non-arm length transactions are NOT PERMITTED. ● A non-arm’s length transaction is one in which there is a relationship or business affiliation between the seller and the buyer of the property (e.g., family sale, property in an estate, employee and employer, renter and landlord, or flip transactions). ● Common risks associated with this type of loan include absence of equity or down payment; a purchase price that does not represent the actual property value; financial bailouts or attempts to hide poor credit; occupancy concerns; and financing of unsold builders’ inventory, especially in soft real estate markets.
Properties listed for Sale	<ul style="list-style-type: none"> ● If the subject property is currently listed for sale the loan is not eligible for a rate/term refinance or a cash-out refinance. ● Properties that were listed for sale must be taken off the market prior to the mortgage application date. Documentation evidencing the listing was cancelled, along with a letter of explanation from the borrower detailing the rationale for cancelling the listing must be provided. ● These transactions will need to be scrutinized to ensure that refinancing the loan provides a benefit to borrower

<p>Continuity of Obligation</p>	<p>When an existing Mortgage on the subject property will be satisfied because of a refinance transaction (rate/term and cash out), one of the following requirements must be met:</p> <ul style="list-style-type: none"> • At least one Borrower on the refinance mortgage was a Borrower on the mortgage being refinanced; or • At least one Borrower on the refinance Mortgage held title to and resided in the mortgaged premises as a primary residence for the most recent 12-month period and the mortgage file contains documentation evidencing that the borrower has been making timely mortgage payment, including the payments for any secondary financing, for the most recent 12-month period; or • At least one Borrower on the refinance mortgage inherited or was legally awarded the mortgage premises (for example, in the case of divorce, separation, or dissolution of a domestic partnership). • The property was previously owned by an inter vivos revocable trust and the borrower is the primary beneficiary of the trust <p>Note: Continuity of Obligation requirements do not apply when there is no existing mortgage on the subject property.</p>
<p>Cash-Out Refinance</p>	<p>Cash out transactions must meet the following requirements:</p> <ul style="list-style-type: none"> • At least one borrower must own the subject property for a minimum of 6 months prior to the application date. (Note: There are no seasoning restrictions for doing two consecutive cash-out transactions.): • Borrower acquired the property through an inheritance or was legally awarded the property (divorce, separation, or dissolution of a domestic partnership there are no other seasoning requirements. Refer to Inherited Property requirements below. • If prior to closing the property is owned and held in a Limited Liability Corporation (LLC) that is majority-owned or controlled by the borrower, the time it was held in the LLC may be counted towards meeting the borrower’s six-month ownership requirement. (Reminder: To close the new refinance transaction, ownership must be transferred out of the LLC and into the name of the individual borrower.) • For properties in a leasehold estate, at least one borrower must have been a lessee on the ground lease or lease agreement of the subject leasehold estate for at least 6 months. • Continuity of Obligation must be met. • Cash-out is limited to the maximum amounts per above matrix. • Except as required by applicable law, a Power of Attorney may not be utilized to sign a security instrument or note if the transaction is cash-out refinance. • Financing the payment of closing cost, points, and prepaid items is allowed. However, if real estate taxes are more than 60 days past due and are included in the new loan amount an escrow account must be established, unless prohibited by state law or regulation. In those instances, only when the state law prohibits the lender from requiring an escrow account, the loan is still eligible as a cash-out refinance without an escrow account. • This includes the payoff of any second mortgage and transactions in which the loan proceeds exceed the maximum amount of funds that can be disbursed to the borrower per the rate/term refinance guidelines can be done as a cash out refinance. <p>Inherited Properties If mortgaged property was inherited within the last 6 months, the following restrictions apply:</p> <ul style="list-style-type: none"> • The owner must have clear title. • Title cannot be held in probate; and • Percentage of ownership by heirs must be demonstrated. • Documentation evidencing the inheritance must be obtained.
<p>Limited Cash Out</p>	<ul style="list-style-type: none"> • There must be an existing mortgage secured by the property that will be paid off. • The transaction is not eligible as a rate/term refinance if the borrower completed a cash-out refinance transaction with a note date 30 days or less prior to the application date of a new refinance on the same property. • Subordinate lien payoff must be seasoned for 12 months and evidence no draw > \$2000 in the past 12 months. • Cashback to the borrower may not exceed 1% of the new mortgage or \$5000 whichever is less. <p>Note: For Texas properties, a new refinance transaction that includes the payoff of an equity line of credit, the payoff of any loan that is a Texas Section 50(a)(6) loan or provides any cash to the borrower at closing makes the new loan subject to Texas Section 50(a)(6) or Texas 50(F)(2) requirements and is not eligible.</p>

	<p>Inherited Properties</p> <p>If a mortgaged property was inherited within the last twelve (12) months, the following restrictions apply:</p> <ul style="list-style-type: none"> • The owner must have clear title. • Title cannot be held in probate; and • Percentage of ownership by heirs must be demonstrated. • A five percent (5%) LTV/CLTV reduction must be applied to LTV/CLTV /HCLTV • Documented evidence of the inheritance must be obtained. <p>Note: Net Tangible Benefit must be documented</p>
<p>Chain of Title</p>	<ul style="list-style-type: none"> • All purchase and refinance transactions on existing properties will require a 12 month “chain of title” from the title insurer that does not evidence any previous flipping activity for the property (i.e., multiple property transfers)

JUMBO PREMIER

ANNOUNCEMENT

Depreciating Markets - Non-Agency Jumbo Monthly List Updates

Effective with new registrations on/after June 14, 2026, an update to OGI's Depreciating Markets List will be implemented. The table below reflects these updates:

Property Address State	MSA #	State & County Codes	Metro/Micro Area Name	County Name	Declining Market %	Depreciating vs. Rapidly Depreciating
AZ	35700	04023	Nogales AZ Micropolitan Statistical Area	Santa Cruz County (AZ)	-7.31%	Depreciating
CA	18860	06015	Crescent City CA Micropolitan Statistical Area	Del Norte County (CA)	-10.33%	Rapidly
CA	17340	06033	Clearlake CA Micropolitan Statistical Area	Lake County (CA)	-12.27%	Rapidly
CO	20420	08067	Durango CO Micropolitan Statistical Area	La Plata County (CO)	-8.38%	Depreciating
FL	39460	12015	Punta Gorda FL Metropolitan Statistical Area	Charlotte County (FL)	-6.83%	Depreciating
FL	34940	12021	Naples-Marco Island FL Metropolitan Statistical Area	Collier County (FL)	-6.63%	Depreciating
FL	15980	12071	Cape Coral-Fort Myers FL Metropolitan Statistical Area	Lee County (FL)	-6.37%	Depreciating
FL	36100	12083	Ocala FL Metropolitan Statistical Area	Marion County (FL)	-6.24%	Depreciating
IL	34500	17081	Mount Vernon IL Micropolitan Statistical Area	Jefferson County (IL)	-5.81%	Depreciating
IN	37940	18103	Peru IN Micropolitan Statistical Area	Miami County (IN)	-16.18%	Rapidly
IA	N/A	19027	Carroll IA Micropolitan Statistical Area	Carroll County (IA)	-6.20%	Depreciating
MD	20660	24041	Easton MD Micropolitan Statistical Area	Talbot County (MD)	-7.89%	Depreciating
MI	44780	26149	Sturgis MI Micropolitan Statistical Area	St. Joseph County (MI)	-13.00%	Rapidly
MN	10820	27041	Alexandria MN Micropolitan Statistical Area	Douglas County (MN)	-8.69%	Depreciating
MN	10660	27047	Albert Lea MN Micropolitan Statistical Area	Freeborn County (MN)	-8.49%	Depreciating
MN	39860	27049	Red Wing MN Micropolitan Statistical Area	Goodhue County (MN)	-7.60%	Depreciating

June Depreciating Markets Update

Property Address State	MSA #	State & County Codes	Metro/Micro Area Name	County Name	Declining Market %	Depreciating vs. Rapidly Depreciating
MN	22260	27111	Fergus Falls MN Micropolitan Statistical Area	Otter Tail County (MN)	-14.67%	Rapidly
MT	14580	30031	Bozeman MT Metropolitan Statistical Area	Gallatin County (MT)	-5.57%	Depreciating
NV	37220	32023	Pahrump NV Micropolitan Statistical Area	Nye County (NV)	-7.49%	Depreciating
NM	31060	35028	Los Alamos NM Micropolitan Statistical Area	Los Alamos County (NM)	-9.30%	Depreciating
NY	27460	36013	Jamestown-Dunkirk NY Micropolitan Statistical Area	Chautauqua County (NY)	-8.32%	Depreciating
NY	18660	36023	Cortland NY Micropolitan Statistical Area	Cortland County (NY)	-17.30%	Rapidly
NC	41820	37105	Sanford NC Micropolitan Statistical Area	Lee County (NC)	-8.69%	Depreciating
OH	11900	39009	Athens OH Micropolitan Statistical Area	Athens County (OH)	-11.28%	Rapidly
OH	20620	39029	Salem OH Micropolitan Statistical Area	Columbiana County (OH)	-11.03%	Rapidly
OK	21120	40009	Elk City OK Micropolitan Statistical Area	Beckham County (OK)	-7.57%	Depreciating
OK	45140	40021	Tahlequah OK Micropolitan Statistical Area	Cherokee County (OK)	-11.03%	Rapidly
OK	34780	40101	Muskogee OK Micropolitan Statistical Area	Muskogee County (OK)	-7.38%	Depreciating
OK	33060	40115	Miami OK Micropolitan Statistical Area	Ottawa County (OK)	-9.87%	Depreciating
PA	43740	42111	Somerset PA Micropolitan Statistical Area	Somerset County (PA)	-14.61%	Rapidly
SC	N/A	45001	Greenwood SC Micropolitan Statistical Area	Abbeville County (SC)	-9.32%	Depreciating
SC	24940	45047	Greenwood SC Micropolitan Statistical Area	Greenwood County (SC)	-9.32%	Depreciating
SD	26700	46005	Huron SD Micropolitan Statistical Area	Beadle County (SD)	-7.08%	Depreciating
TN	43180	47003	Shelbyville TN Micropolitan Statistical Area	Bedford County (TN)	-8.76%	Depreciating
TN	17420	47011	Cleveland TN Metropolitan Statistical Area	Bradley County (TN)	-6.37%	Depreciating
TN	20540	47045	Dyersburg TN Micropolitan Statistical Area	Dyer County (TN)	-6.19%	Depreciating
TN	17420	47139	Cleveland TN Metropolitan Statistical Area	Polk County (TN)	-6.37%	Depreciating
TX	15180	48061	Brownsville-Harlingen TX Metropolitan Statistical Area	Cameron County (TX)	-9.03%	Depreciating
TX	47020	48175	Victoria TX Metropolitan Statistical Area	Goliad County (TX)	-6.22%	Depreciating

June Depreciating Markets Update

Property Address State	MSA #	State & County Codes	Metro/Micro Area Name	County Name	Declining Market %	Depreciating vs. Rapidly Depreciating
TX	11980	48213	Athens TX Micropolitan Statistical Area	Henderson County (TX)	-9.64%	Depreciating
TX	44860	48223	Sulphur Springs TX Micropolitan Statistical Area	Hopkins County (TX)	-6.68%	Depreciating
TX	19620	48465	Del Rio TX Micropolitan Statistical Area	Val Verde County (TX)	-9.40%	Depreciating
TX	47020	48469	Victoria TX Metropolitan Statistical Area	Victoria County (TX)	-6.22%	Depreciating

As a reminder and as communicated in our 2025-10 October Bulletin, the following policy changes were made:

- The exhibit includes 2 additional columns, identifying the MSA areas as either “**Depreciating**” for > 5.01% to ≤ 10%, or “**Rapidly**” for > 10%.
- **Depreciating Markets policy:** If the property is located in a depreciating market the underwriter must manually adjust the maximum LTV/CLTV/HCLTV by either:
 - 5% if the declining market percentage is > 5.01% to ≤ 10%, which will be identified as “**Depreciating**” on the exhibit or if the appraiser/appraisal indicates the property is “**declining.**”
 - Or**
 - 10% if the declining market percentage is > 10%, which will be identified as “**Rapidly**” on the exhibit.

Additionally, for areas identified with “N/A” in the **MSA Number** column and/or “Non-Metro” in the **MSA Metro/ Micro Area Name** column on the Depreciating Markets List exhibit, the County and State should be used to determine if the property is located in a Depreciating Market.

Please contact your designated Account Executive with any questions.