

Documentation Options				OO	NOO	Additional Program Requirements
Full Doc 2Yr	1	Standard FNMA Documentation	All	X	X	- Alternative Loan Review Form (Exhibit E) or DU Ineligible finding is required at time of submission Wage/Salary - 2 years W-2, current paystub(s) reflecting 30 days earnings. 2 years Tax Returns required for income from other sources (rents, etc.) Self Employed - 2 years Tax Returns. If applicable both personal and business with all schedules. YTD P&L plus 2 months business statements to support.
Full Doc 1Yr	2	W-2 (12mo) Tax Returns (12mo)	All	X	X	- Alternative Loan Review Form (Exhibit E) or DU Ineligible finding is required at time of submission Wage Earner - 1 year most recent W-2 or 1 year tax returns plus current paystub(s) reflecting 30 days earnings. 1 year Tax Returns required for income from other sources (rents, etc.) Self-Employed - 1 year most recent tax returns plus either: - YTD P&L 3 months bank statements verifying cash flow (No P&L)
Bank Statement	3	Bank Statement (24mo, 12mo)	All	X	X	- Personal & Business-Combined or Business (12mo or 24mo): - At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) - Asset Depletion allowed with Bank Statement documentation - Standard expense factors apply: 50% expense factor or follow Expense Factor Table in the guidelines - If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled Agent) required - Expense factor per the CPA/CTEC/EA letter must be reasonable. - Personal & Business Separated (12mo or 24mo): - At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) - Asset Depletion allowed with Bank statement documentation - Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels - Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business related deposits in personal account (no expense factor)
P & L Only	7	P & L (12 mo) [CPA, CTEC, EA]	All	X	X	- Self-employed (2yrs - 25% or greater ownership) P&L prepared by CPA, CTEC or EA - see guidelines for additional requirements - Qualifying income based on the net income as reflected on P&L statement (multiplied by borrower's ownership percentage) / 12 months
1099	14	1099 (12mo, 24mo)	All	X	X	1099 plus either: Check/check stub or bank statement showing employment deposits (10% expense factor applied, see guidelines for specifics) - Qualifying income = 1099 gross - 10% expense factor. Current check stub or bank statement deposits must support amounts consistent with 1099 levels
WVOE	15	FNMA Form 1005	All	X	X	- WVOE FNMA Form 1005 completed by HR, Payroll, Company Officer plus 2 mos personal bank statements supporting wages, or WVOE from online data supplier (Work Number, Finicity, etc.) - Borrowers employed by a family owned or managed business are ineligible for WVOE documentation program
Asset Depletion	13	Asset Statement (6mo)	All	X	X	- Most recent 6 months asset documentation verified by: cash in bank (100%); stocks, bonds, and/or mutual funds (90%); IRAs, 401K, and/or retirement accts (80%) - Allowable assets divided by 60 months = qualifying income - Maximum 50% DTI - No Expanded DTI available
DSCR	9	≥ 1.00 - .750 - .999 - .000 - .749	NOO 1-4 Unit	X	X	- Interest Only: DSCR (Gross Rents / ITIA) Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA) - Full Amortization: DSCR (Gross Rents / PITIA) Qualifying ratios based on Note Rate (PITIA) - STR is acceptable with 5% LTV reduction; Refinance qualifies w/ 3rd party documentation of 12mos rents. Purchases qualify using 1007 or AMC's STR income analysis form. - See guidelines for limitations and treatment of vacant unit(s) - Gross monthly rent divided by PITIA of subject property must be greater than or equal to 1.00 for max LTV - Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law - DSCR from: .750 to .999: Reduce LTV by 5%. Min Fico 680. Cash out max LTV 70% - Reduce LTV by 5% with Min 700 FICO; Reduce LTV by 10% with Min 680 FICO. Cash Out Max LTV 70% 2-4 unit properties in IL & NY are not eligible

Additional Program Requirements				OO	NOO	
Appraisal				X	X	- Loan amounts > \$2,000,000 = Two Full Appraisals - Loan amounts < \$2,000,000 = 1 Full Appraisal + AVM or FNMA CU Risk score of 2.5 or less - Desk review/CDA required if AVM Confidence Score is below 90% or CU score > 2.50 - All 1 unit investor appraisals require form 1007 Single Family Comparable Rent Schedule, except when rental income is not used to qualify (non-DSCR only)
Assets				X	X	- See guidelines for details - Gift funds are acceptable for use toward down payment and loan costs - Assets sourced or seasoned for one month unless utilizing assets to document income (6 months)
Borrower	Citizenship			X	X	- US Citizen - Foreign National (DSCR Only) - Permanent Resident Alien - Non-Permanent Resident Alien (with US Credit)
Cash-Out				X	X	- Cash-out max is unlimited - Cash-out may be counted toward reserve requirement - Property owned 6 mos or greater - Valuation based on current market value. Refer to Guidelines for details - Property owned less than 6 mos - Refer to Guidelines
Compliance				X	X	- No Section 32 or state High Cost - Loans must comply with all applicable federal and state regulations - Fully documented Ability to Repay including Borrower Attestation (Excluding DSCR) - Loans that do not pass the NY Subprime test are ineligible - Impounds required on LTV > 80% or HPML loans unless otherwise specified by applicable state law
Credit	Standard			X	X	3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months. If borrower has 3 credit scores, the min tradeline requirements are met - No mortgage or rental history (Lower of Matrix LTV or 80% LTV, 50% DTI)
	Limited			X		- Minimum requirements per standard credit are not met - Valid Credit Score per FNMA required - Minimum Credit Score 640 - Limited credit not eligible on investor properties
First Time Homebuyer	With Rental History			X	X	- Minimum Credit Score 640 - Must have documented 0x30 rental history - Primary & 2nd Home only; NOO for DSCR only - see First Time Investor section below
	Without Rental History			X		- Full Doc, Bank Statement or 1099 Only - Standard tradelines required - No gifts - No non-occupying co-borrowers
First Time Investor (DSCR)				X		6-month Primary mortgage history required, unless FTHB (see below) - No gifts allowed - Minimum Credit Score 660 - Maximum loan amount \$1,500,000
				X		- FTHB - Max 75% LTV, Min 700 FICO, Min 1.00 DSCR, 12mos reserves, \$1.5M max loan amt, 12mos housing history, Foreign Nationals not eligible - Any borrower who has not owned at least one investment property for a minimum of 12 months at any time within the most recent 36 months
Foreign National				X		Loans in the State of Florida must adhere to the restrictions imposed by Florida SB 264 affecting Foreign Nationals from the following countries: China, Russia, Iran, North Korea, Cuba, Venezuela, Syria
Investor History				X		Borrower must have a history of owning and managing at least one property for a minimum of 12 months within the most recent 36 months on DSCR product
				X		Borrower must have a housing history for all investor products
States	Restrictions			X	X	- Texas Section 50(a)(6) Equity Cash-Out or Texas Section 50(a)(4) transactions - see guidelines for details - NY & IL - 2-4 unit business purpose loans w/ DSCR < 0.75 ineligible
Interest Only				X	X	- SOFR 5/6 30yr ARM 5yr Fixed 10yr I/O 20yr Full Amortization after I/O Period - SOFR 5/6 40yr ARM 5yr Fixed 10yr I/O 30yr Full Amortization after I/O Period - SOFR 7/6 30yr ARM 7yr Fixed 10yr I/O 20yr Full Amortization after I/O Period - SOFR 7/6 40yr ARM 7yr Fixed 10yr I/O 30yr Full Amortization after I/O Period 30yr Fixed 10yr I/O 20yr Full Amortization after I/O Period 40yr Fixed 10yr I/O 30yr Full Amortization after I/O Period
Prepayment Penalty Option				X		Prepayment penalty must be in compliance with the terms and limitations of the applicable state or federal law
Property Types				X	X	- SFR - Condominium - Townhouse - D-PUD - Modular - PUD - Non-Warrantable Condo / Condotel - Rowhouse 2 - 4 Unit - Rural
Qualifying Payment				X	X	- Full Amortization: Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA) - Interest Only (DTI): Qualifying ratios based on greater of Note Rate or Fully Indexed Rate (PITIA), fully amortized payment on remaining term after I/O period - Full Amortization (DSCR): Qualifying ratios based on Note Rate (PITIA) - Interest Only (DSCR): Qualifying ratios based on Note Rate Initial Interest Only payment (ITIA)
Residual Income				X	X	- Required on DTI > 43% only - Per VA or \$2,500 plus an additional \$150/dependent - VA Residual Income Calc per VA Form #26-6393 and VA Residual Income Tables in VA Lending Manual Chapter 4.9
Seller Concessions / IPC				X		Per FNMA (LTV 75.01 to 90% up to 6% toward closing; 75% or less 9% max Interested Party Contribution)
Subordinate Financing				X	X	- CLTV max = LTV max - Loans closing concurrently with a VPM Equity Solutions CES must qualify to the guideline requirements of both products - Subordinate Financing payment must be included in DSCR calculation