

Loan Amount, FICO, CLTV Requirements				
Loan Amount	Min FICO	Purchase	Rate & Term (Refi R/T)	Cash-Out <sup>1</sup> (Refi C/O)
≤ \$2,000,000	730	80%	80%	75%
	721	80%	80%	65%
	700	80%	80%	55%
<sup>1</sup> When LTV > 65% Max Cash-in-Hand: \$1,000,000 for loans ≥ \$1,500,000, \$500,000 for loans < \$1,500,000. <sup>2</sup> When LTV ≤ 65%, unlimited cash-in-hand allowed.				

Loan Amount Requirements	
Minimum Loan Amount: \$100,000	Maximum Loan Amount: \$2,000,000
Restrictions	
Loan Amount < \$350,000 Max CLTV: 75.00%, Loan Amount > \$1,500,000, Max CLTV: 75.00%	
Loan Amount to be in \$50 increments	

Income Documentation & Debt Ratio Requirements	
Eligible Income Documentation Types	
<b>Full Documentation (12 or 24 Mo)<sup>2</sup>:</b> W2 or signed 1040s for most recent one (1) or two (2) years & current pay stub reflecting year-to-date earnings. Self-employed borrowers require additional applicable supporting documentation (i.e. 1120s, K-1s, etc.).	
<b>Alternative Documentation – Bank Statements (12 or 24 Mo)<sup>2</sup></b>	
<b>Personal Bank Statements:</b> 12-month or 24-month personal bank statements. Calculate qualifying income by dividing the total income by the number of bank statements.	
<b>Business Bank Statements:</b> 12-month or 24-month business statements. The minimum allowable percentage of ownership is 25% per applicant utilizing the account.	
<b>Alternative Documentation – 1099 Only (12 or 24 Mo)<sup>2</sup>:</b> IRS Form(s) 1099 to document prior one (1) year income; and Bank Statements for the most recent 60 days to document the current year to date, which should reflect gross deposits consistent with the 1099s.	
<b>Alternative Documentation – Asset Depletion:</b> Divide asset amount by 60 and add the result to qualifying income. Note: funds used for asset depletion may not be used as reserves. Max CLTV: 80% Purchase & 75% Refi R/T & Cashout	

Maximum Debt-to-Income (DTI)
40.00%

Borrower Citizenship Requirements	
Eligible Borrower Citizenship Types	
US Citizen, Permanent Resident	
Restrictions	
Permanent Resident must have an unexpired PRA ID and SSA card/SSA89	

Loan Purpose Requirements
Eligible Loan Purpose Types
Purchase, Rate & Term Refinance, Cash-Out Refinance, Delayed Financing
Restrictions
Vacant properties ineligible

Occupancy Requirements
Eligible Loan Purpose Types
Non-Owner Occupied
Restrictions
Short-Term Rentals (STR) ineligible

Subject Property Requirements
Eligible Property Types
SFR, Townhome, PUD, Warrantable Condo, Two-Units
Restrictions
Two-Units, Warrantable Condo Max CLTV: 75.00%
Rural Properties, Condotel, Non-Warrantable Condos ineligible

Subject Property Location Requirements
Ineligible State: Non-Owner Occupied
AK, ND, SD, U.S. Terrs.
Restrictions
<b>Declining Market:</b> -5% CLTV property/borrower full profile

Borrower Credit History Requirements
Credit Score & Tradelines Requirements
<b>Decisioning Credit Score:</b> Primary Wage Earner middle score. For loans that close in the name of an entity, use the highest middle score of the personal guarantors, presuming equal percentages of ownership. If ownership percentages differ, use the individual with the highest concentration of ownership.
<b>Tradelines:</b> Applicants with scores from 3 repositories are deemed to be acceptable with no tradeline overlay. 2 tradelines & 24 month history or 3 tradelines & 12 month history for applicants with 2 or fewer scores.
Housing History
0x30x12
Previous Credit Events (PCEs)
48 Mo Seasoning
First Time Homebuyer (FTHB) without satisfactory 12 Mo housing history limited to: Max CLTV: 70%

Escrow Waiver Requirements
Max Loan Amount: \$1.5M
Restrictions
0x30x24 Mortgage History required, Section 35 loans ineligible

Product Requirements
Eligible Product Types
30 Yr Fixed, 5 Yr ARM, 30 Yr Fixed Interest-Only, 5 Yr ARM Interest-Only
ARM Requirements
Index: 1 Yr CMT Caps: 2/2/6      Margin: 3.00 (FICO: 760+), 3.25 (FICO: 720-759), 3.50 (FICO: 700-719)
Restrictions
Interest-Only (5 Yr Term)    Max CLTV: 75.00%

Reserve Requirements
6-months Reserves required for CLTV > 75.00%
Restrictions
See guidelines for unacceptable source of funds

Prepayment Penalty Requirements
Prepayment Penalty Structures
5 Year      5% Fixed (5% / 5% / 5% / 5% / 5%) or Sequential Stepdown (5% / 4% / 3% / 2% / 1%)
4 Year      5% Fixed (5% / 5% / 5% / 5%) or 3% Fixed (3% / 3% / 3% / 3%)
3 Year      5% Fixed (5% / 5% / 5%) or 3% Fixed (3% / 3% / 3%)
2 Year      3% Fixed (3% / 3%)
1 Year      3% Fixed (3%)
No Prepay
Prepayment Penalty Restrictions
IL      1) BUY-OUT all Residential 1-4 if to an ENTITY OR INDIVIDUAL and loan amount is ≤\$250,000 2) BUY-OUT all Residential 1-4 if to an INDIVIDUAL and loan amount is >\$250,000 and interest rate is >8%
KS      BUY-OUT all Residential 1-4
MD      BUY-OUT all loans
MI      BUY-OUT all Residential 1-4
MN      BUY-OUT all Residential 1-4
MS      If property is Residential single unit Options are 5 Yr (step), 3 Year (3*3), 2 Yr (2*3), or 1 Yr (1*3)
NJ      BUY-OUT all loans closing in name of an INDIVIDUAL
NM      BUY-OUT all Residential 1-4
OH      BUY-OUT all Residential 1-2
PA      BUY-OUT if to an INDIVIDUAL AND on Residential 1-2 AND loan amount <\$319, 777

RI	BUY-OUT if a PURCHASE transaction
VA	BUY-OUT all Residential 1-4 closed in the name of an individual
VT	BUY-OUT for loans < \$1 Million