

| Eligibility Matrix | | | | | | | Loan Programs | | | | | | | | | | | | | |
|--------------------|-------------------------|--------------|--------------------------|------------------|------------------|------|----------------------|------------------|------------------|------|------------------|------------------|------------------|--|--|--|--|--|------------------------------------|--|
| Occupancy | Property | Loan Amount | Purchase, Rate/Term Refi | | | | Cash-out Refi | | | | | | | | | | | | | |
| | | | Max LTV/CLTV to FICO | | | | Max LTV/CLTV to FICO | | | | | | | | | | | | | |
| | | | 740+ | 720+ | 700+ | 680+ | 660+ | 740+ | 720+ | 700+ | 680+ | 660+ | | | | | | | | |
| Primary Residence | SFR/ 2-4 Unit/PUD/Condo | \$ 1,500,000 | 90% ¹ | 90% ¹ | 90% ¹ | | | | | | | | | | | | | 901DI Jumbo 30 Year Fixed (360 Months) | 9106DI Jumbo 10/6 ARM (360 Months) | |
| | | \$ 1,000,000 | 85% | 85% | 85% | 85% | 80% | 80% | 80% | 80% | 80% | | | | | | | | | |
| | | \$ 1,500,000 | 85% | 85% | 85% | 85% | 80% | 75% | 75% | 75% | | | | | | | | | | |
| | | \$ 2,000,000 | 85% | 85% | 85% | | | 70% | 70% | 70% | | | | | | | | | | |
| | | \$ 2,500,000 | 80% | 80% | | | | | | | | | | | | | | | | |
| | | \$ 3,000,000 | 75% | | | | | | | | | | | | | | | | | |
| \$ 3,500,000 | 70% | | | | | | | | | | | | | | | | | | | |
| Second Home | SFR/PUD/Condo | \$ 1,000,000 | 80% | 80% | 80% | 80% | | | | | 75% ² | 75% ² | 75% ² | | | | | | | |
| | | \$ 1,500,000 | 80% | 80% | 80% | 80% | | 70% ² | 70% ² | | | | | | | | | | | |
| | | \$ 2,000,000 | 75% | 75% | 75% | | | | | | | | | | | | | | | |
| Investment | SFR/2-4 Unit/PUD/Condo | \$ 1,500,000 | 75% | 75% | 75% | | | | | | 60% | 60% | 60% ³ | | | | | | | |
| | | \$ 2,000,000 | 70% | 70% | 70% | | | | | | | | | | | | | | | |

¹Purchase transaction only, rate/term refi ineligible
²Condos restricted to 720 min FICO and 65% LTV/CLTV on Second Home cash-refis
³Condos restricted to 720 min FICO on Investment Property cash-out refis

| Details | |
|--------------------------------|---|
| Appraisal | ≤ \$1.5MM LA: 1 appsl & secondary valuation > \$1.5MM LA: 2 appsl Secondary Valuation: CU ≤ 2.5, no secondary valuation required CU > 2.5 or indeterminate: Desk Review within -10% or field review, 2nd full appsl |
| Cash out Proceeds | No max cash out limitations |
| Compliance | <ul style="list-style-type: none"> Must be QM, Safe Harbor and Rebuttable Presumption permitted Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements State and Federal High-Cost loans ineligible |
| Credit Event (BK,SS,FC,DIL) | Follow AUS |
| Credit Event (Forbearance) | Follow AUS |
| Credit Scores | <ul style="list-style-type: none"> At least 1 score required Lowest middle is decision score |
| Credit Tradelines | Follow AUS |
| DTI | Determined by AUS up to 50% max |
| Eligible Borrowers | US Citizens Permanent Resident Aliens Non-Permanent Resident Aliens First Time Homebuyers Non-occ co-borrowers Refer to guidelines for eligibility requirements |
| First Time Homebuyer | Follow AUS |
| Geographic Restrictions | US Territories and Texas 50(a)(6) Transactions ineligible |
| Housing History | Follow AUS |
| Income and Employment | <ul style="list-style-type: none"> Follow AUS, additional documentation may be required Tax transcripts required Other income: Follow AUS |
| Interested Party Contributions | Follow AUS |
| Max Financed Properties | Follow AUS |
| Minimum Loan Amount | \$1 above conforming loan limit |
| Property Type | SFR, 2-4 Units, PUD, Condo |
| Recently Listed Properties | Properties listed for sale ≤ 6 mos ineligible |
| Refinance - Cash-out | Follow AUS |
| Refinance - Delayed Financing | Follow respective Agency requirements |
| Refinance - Rate/Term | Follow AUS |
| Reserves | <ul style="list-style-type: none"> ≤ \$1.0MM follow AUS > \$1.0MM - ≤ \$2.0MM: > 3 mos or AUS > \$2.0MM - ≤ \$3.0MM: > 12 mos or AUS LTV/CLTV > 80%: > 6 mos or AUS *Cash out proceeds ineligible* |
| Secondary Financing | Follow AUS |
| Temporary Buydowns | Ineligible |
| Underwriting | <ul style="list-style-type: none"> DU Approve or LPA Accept recommendation required Must meet all requirements of DU/LPA approval & applicable FNMA/FHLMC underwriting guidelines, only one guideline series allowed Where silent, defer respective Agency guidelines for requirements |

| Loan Programs | | |
|---|---|---|
| 901DI | Jumbo 30 Year Fixed (360 Months) | |
| 9106DI | Jumbo 10/6 ARM (360 Months) | |
| ARM Information | | |
| Fixed Rate Period | 10 years | |
| Index | 30 day average SOFR | |
| Lookback Period | 45 days | |
| Floor | Subject to minimum margin and caps | |
| Margin | 2.75% | |
| Caps | <ul style="list-style-type: none"> 5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan) | |
| Fully Indexed Rate | Sum of the index & margin rounded to the nearest (.125) | |
| Qualifying Rate | Greater of fully indexed rate or Note rate | |
| Product Restrictions (Not Permitted) | | |
| Borrowers | | |
| <ul style="list-style-type: none"> Blind Trusts DACA borrower w/out Category 33 status Foreign Nationals Guardianships Irrevocable Trusts ITIN | <ul style="list-style-type: none"> Land Trusts Less than 18 years old LLCs, LLPs, Corporations Life estates | <ul style="list-style-type: none"> Party to a lawsuit Qualified Personal Trusts Real Estate Trusts With diplomatic immunity Without a social security number |
| Transactions | | |
| <ul style="list-style-type: none"> Bridge loans Builder/Seller bailouts Escrow holdbacks Foreclosure bailout Illinois Land Trusts Interest only loans Income produced, or in relation to, cannabis, hemp | <ul style="list-style-type: none"> Model home leaseback Multiple property payment skimming Non-QM loans Refi of a subsidized loan | <ul style="list-style-type: none"> Reverse 1031 exchange Section 32/High-Cost loan Single closing construction to perm financing Straw borrowers Temp buydowns |
| Property Types | | |
| <ul style="list-style-type: none"> Assisted living facilities Bed and Breakfast Boarding houses Container homes Commercial Condo hotels and condotels Condos conversions Co-Ops Domes or geodesic domes Dwelling w/more than 4 units Earth/Berm homes Hawaii properties in lava zones 1 or 2 Homes on Native American lands Hotel/motel conversions | <ul style="list-style-type: none"> Houseboats Hobby farms, ranches and orchards Income producing properties Leasehold properties Log homes Manufactured or mobile homes Mixed use Non-warrantable Condos Projects that offer unit rentals daily, weekly or monthly | <ul style="list-style-type: none"> Properties > 25 acres Property not accessible by roads Properties not suitable for year-round occupancy Properties with UCC filings Properties with PACE obligations Properties with resale restrictions Unique properties Vacant land or land development properties |