

Eligibility Matrix					Loan Programs					
Occupancy	Property ^{1,2,3}	Loan Amount	Purchase, Rate/Term Refi - Max LTV/CLTV				Cash-out Refi - Max LTV/CLTV			
			740+	720+	700+	680+	740+	720+	700+	680+
Primary Residence	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	85%	85%	85%	80%	75%	75%	75%	75%
		\$ 1,500,000	85%	85%	80%	75%	75%	75%	75%	70%
		\$ 2,000,000	85%	80%	75%	75%	75%	75%	70%	70%
		\$ 2,500,000	80%	75%	75%	65%	75%	70%	70%	60%
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%
Second Home/ Investment	SFR/2-4 Unit/PUD/Condo	\$ 1,000,000	75%	75%	75%	75%	70%	70%	70%	70%
		\$ 1,500,000	75%	75%	75%	75%	70%	70%	70%	70%
		\$ 2,000,000	75%	75%	75%	75%	70%	70%	70%	70%
		\$ 2,500,000	75%	75%	75%	65%	70%	70%	70%	60%
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%

¹5% LTV/CLTV reduction for declining market with > 70% LTV
²80% max LTV/CLTV for 2 Unit and 75% max LTV/CLTV for 3-4 unit
³Florida Condos have the following max LTV/CLTV restriction: Purchase & R/T Refi - 75%, C/O Refi - 65%

Topics	Requirements
Appraisal	<ul style="list-style-type: none"> > \$2,000,000 Loan Amount: <ul style="list-style-type: none"> 2 Appraisals - 1st Appraisal to be completed by Preferred AMC, 2nd Appraisal can be from an Approved AMC ARR required on lower valued Appraisal > \$1,500,000 & ≤ \$2,000,000 Loan Amount: <ul style="list-style-type: none"> 1 Appraisal completed by Preferred AMC ARR Required (2 Appraisals required only when 1st Appraisal is not completed by Preferred AMC, 2nd Appraisal must be completed by Preferred AMC) ≤ \$1,500,000 Loan Amount: <ul style="list-style-type: none"> 1 Appraisal & Secondary Valuation required Secondary Valuation waterfall: ≤ 2.5 CU, Enhanced Desk Review (CCA/ARR), Field Review, Exterior-only Appraisal, 2nd Appraisal Transferred Appraisals allowed
Cash out Proceeds	<ul style="list-style-type: none"> • ≤ 70% LTV & ≥ 700 FICO: \$1.5M max • ≤ 65% LTV & < 700 FICO: \$1.0M max • > 65% - ≤ 70% LTV & < 700 FICO: \$500k max • > 70% LTV: \$500k max • Vacant Properties: \$750k max cash in hand • Free & Clear Properties: 70% max LTV
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,PFC,FC,DIL,FB,MCO,MOD)	<ul style="list-style-type: none"> • 4 yrs seasoning (Bankruptcy, Foreclosure, Forbearance, Deed-in-Lieu, Short Sale, Pre-Foreclosure, Mortgage Charge-Off or Loan Modification) • Multiple unrelated events not allowed
Collections/Charge-offs	<ul style="list-style-type: none"> • Collections/Charge-offs with aggregate > \$5,000 must be paid • Medical charge-offs/collections may remain open (open accounts included in DTI)
Credit Scores	<ul style="list-style-type: none"> • 2 scores required • Lowest decision score amongst borrowers used
Credit Tradelines	<ul style="list-style-type: none"> • 3 trades reporting for min 12 mos w/activity in last 12, or • 2 trades reporting for min 24 mos w/activity in last 12, or • 1 installment trade for min 36 mos w/activity in last 12
DTI	45% Max
Eligible Borrowers	<ul style="list-style-type: none"> • US Citizens • Permanent Resident Aliens • Non-Permanent Resident Aliens (Refer to guidelines for eligibility requirements)
First Time Homebuyer	<ul style="list-style-type: none"> • Primary Residence and Investment Properties allowed (Second Homes ineligible) • Investment - Purchase or Refinance: Full Doc only, 80% max LTV, \$1.5M max loan amount, 300% max payment shock
Geographic Restrictions	<ul style="list-style-type: none"> • US Territories ineligible • Texas Cash Out: Owner occupied - 80% max LTV (Texas 50(a)(6))
Gift Funds	<ul style="list-style-type: none"> • Allowed w/5% min buyer own funds • 100% allowed w/ 10% LTV reduction from max LTV • Gift of equity not allowed
Housing History	<ul style="list-style-type: none"> • 0x30x24 • Living rent free not allowed
Income - Full Doc	<ul style="list-style-type: none"> Wage Earners: Paystub, 1- 2 yrs W-2s Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, P&L • 12 or 24 months personal bank statements plus 2 months business bank statements
Income - Personal Bank Statements	<ul style="list-style-type: none"> • Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24) • Business bank statements to evidence activity supporting business operations & transfers to personal account
Income - Business Bank Statements	<ul style="list-style-type: none"> • 12 or 24 months business bank statements. Qualifying income determined by total eligible deposits divided by # of months (12/24) w/fixed expense factor applied: <ul style="list-style-type: none"> • Fixed expense factor 20%-80% (based on business & # of employees)
Income - P&L plus 3 mos Bank Statements	<ul style="list-style-type: none"> • 12 month 3rd party prepared P&L (CPA/licensed tax prof) plus 3 months bank statements <ul style="list-style-type: none"> • P&L Sales/Revenue must be supported by the bank statements • Total eligible deposits to be no more than 10% below P&L revenue
Income - Asset Utilization	<ul style="list-style-type: none"> • Eligible assets minus funds used for down payment, closing costs and reserves divided by 60 months = monthly income Residual Assets Method - Covers new subject property debt, all costs, reserves, and all other reported debt (calculated residual assets amount required)
Interested Party Contributions	<ul style="list-style-type: none"> • ≤ 80% LTV = 6% Max • > 80% LTV = 4% Max
Max Financed Properties	<ul style="list-style-type: none"> • Primary and Second Home - Max 20 financed properties including subject • Investment - No limit
Minimum Loan Amount	\$1 above conforming loan limit
Non-Occ Co-Borrower	Not allowed
Payment Shock	Not to exceed 300% of the borrower's current housing payment unless DTI ≤ 45%
Property Type	SFR, 1-4 Units, PUD, Condo (25 acres max)
Recently Listed Properties	<ul style="list-style-type: none"> • Rate/Term: Must be delisted at least one day prior to application • Cash-out: Properties listed for sale ≤ 6 mos ineligible
Refinance - Debt Consolidation	<ul style="list-style-type: none"> • Follows R/T Refi FICO • 80% Max LTV • OO Only • \$5k max (cash in hand)
Refinance - Delayed Financing	<ul style="list-style-type: none"> • Eligible, property must have been purchased for cash within 6 mos of application date • ≤ \$1.5M Loan Amount: Program max LTV/CLTV, > \$1.5M Loan Amount: 70% max LTV/CLTV
Reserves	<ul style="list-style-type: none"> • 6 mos minimum, cash out proceeds and gift funds ineligible • 2 mos for each additional financed property (based on subject property PITIA) in addition to standard reserve requirement
Residual Income	Must meet or exceed the family size residual income requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member
Seasoning - Cash-Out	≥ 6 months ownership & > 6 months since a prior cash out
Secondary Financing	Permitted up to max LTV/CLTV
Temporary Buydowns	<ul style="list-style-type: none"> • 2:1 and 1:0 • 30 year fixed, Purchase transactions only • 1 unit Primary Residence and Second Homes only, Investment not permitted
Underwriting	<ul style="list-style-type: none"> • Manual underwriting required • Where silent, defer to FNMA Selling Guide for requirements

Product Restrictions (Not Permitted)					
Borrowers			Transactions		
• Blind Trusts	• Less than 18 years old	• Real Estate Trusts	• Bridge loans	• Income produced, or in relation to, cannabis, hemp	• Refinancing of subsidized loan
• Foreign Nationals	• LLCs, LLPs, Corporations	• Trust Estates	• Builder/Seller bailout	• Escrow holdbacks	• Reverse 1031 exchange
• Irrevocable Trusts	• Life Estates	• With diplomatic immunity	• Foreclosure bailout	• Multiple property payment skimming	• Section 32 or High Cost Loan
• ITIN	• Non-Occupant Co-Borrowers	• Without a social security number	• Illinois Land Trust	• Non-QM loan	• Single closing construction to perm refinance
• Land Trusts	• Qualified Personal Residence Trusts		• Interest only loan	• Property with a PACE loan	• Straw borrowers

Property Types					
• Agricultural zoned properties	• Condo hotels and condotels	• Earth or Berm homes	• Income producing properties	• Non-Warrantable Condos	• Properties with PACE obligations
• Assisted living facilities	• Condominium conversions	• Factory built housing	• Land development properties	• Projects that offer unit rentals daily, weekly or monthly	• Properties with deed or resale restrictions (age-related allowed)
• Bed and Breakfast	• Condos with HOAs in litigation	• Hawaii properties in lava zones 1 or 2	• Leasehold properties	• Properties > 25 acres	• Properties with UCC filings
• Boarding homes	• Co-Ops	• Homes on Native American lands	• Log homes	• Property not accessible by roads	• Rural Properties
• Container homes	• Domes or geodesic domes	• Houseboats	• Manufactured or mobile homes	• Properties not suitable for year-round occupancy	• Stilt homes
• Commercial properties	• Dwelling w/more than 4 units		• Mixed use	• Properties offering individuals room leases (Single Room Occupancy (SRO), PadSplits, etc.)	• Unique properties
					• Vacant land