

Portfolio											
Maximum Loan Amount	Primary & Second Home				Investment				Min Fico	DTI	
	Purchase / R&T		Cash-Out		Purchase / R&T		Cash-Out				
	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo			
\$1,500,000	70%	65%	65%	60%	65%	60%	60%	60%	55%	660	43%
\$2,000,000	65%	60%	60%	55%	60%	55%	55%	50%			

Foreign National										
Maximum Loan Amount	Primary & Second Home				Investment				Min Fico	DTI
	Purchase / R&T		Cash-Out		Purchase / R&T		Cash-Out			
	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo	1-2 Unit	3-4 Unit & Condo		
\$1,500,000	60%		50%	45%	Not Eligible				NA or 660 If Credit History Exists	38%
\$2,000,000	55%		45%	40%						

General Requirements	
Product Type	5/6 ARM, 7/6 ARM
Loan Purpose	Purchase, Rate/Term, and Cash Out
Max Cash-Out	No max
Underwriting Requirements	
Credit Score & Credit History	<p>Credit score is determined by either the lower of 2 scores, or middle of 3 scores for each borrower.</p> <ul style="list-style-type: none"> <li>Installation/Revolving History (Open Accounts Only): <ul style="list-style-type: none"> <li>3x30x12 or 1x60x24</li> </ul> </li> </ul>
Credit Events	<p>Short Sale – 2 years</p> <p>Bankruptcy – 4 years</p> <p>Foreclosure – 4 years</p>
Housing History	0x30x12 or 2x30x24
Assets	<p>Copies of bank statements or investment portfolio statements must cover account activity for the most recent one-month period (or, if account information is reported on a quarterly basis, for the most recent quarter). The statements must:</p> <ul style="list-style-type: none"> <li>Clearly identify the borrower as the account holder</li> <li>Include the account number</li> <li>Include the time period covered by the statement</li> <li>Include all deposits and withdrawal transactions (for depository accounts)</li> <li>Include the ending account balance</li> </ul> <p><b>IRA/401K</b></p> <ul style="list-style-type: none"> <li>20% deduction for penalties and tax must be calculated and verified through the most recent month's statement.</li> </ul> <p><b>Stocks</b></p> <ul style="list-style-type: none"> <li>Most recent brokerage statement or copy of certificate and verification of value per newspaper.</li> </ul>
Gifts	<p>Gifts to the borrower to be used for the purchase of a primary residence – for example, to add to the down payment or help pay for closing costs—are acceptable within the following parameters:</p> <ul style="list-style-type: none"> <li>A gift letter is provided from the donor stating that no repayment is required</li> <li>The gift donor is not a party to the transaction, i.e. a builder or real estate agent</li> <li>Gifts from a family member who has resided with the borrower for the most recent 12 months and who intends to continue to live with the borrower may be considered as part of the borrower's own funds</li> <li>Investment and Foreign National are ineligible</li> </ul>

Reserves	<p>Cash reserves are a strong indicator of a borrower’s ability to manage financial resources and build a financial cushion.          Cash reserves requirements are as follows:</p> <ul style="list-style-type: none"> <li>• Primary Residence: 3 months PITIA</li> <li>• Second Home/Investment: 6 months PITIA</li> <li>• Foreign National: 12 months PITIA</li> </ul>
Income	<ul style="list-style-type: none"> <li>• <b>Wage/Salary:</b> Full written Verification of Employment by borrower’s employment.</li> <li>• <b>Self-Employed:</b> Generally, CPA or Accountant’s letter to verify length of self-employment is required. Addition to the letter, following documents are required for all types of self-employment including Sole Proprietorship, Partnership, Chapter “S” Corporation, “C” Corporation &amp; Limited Liability Company:             <ul style="list-style-type: none"> <li>○ If application date is before June 30, CPA or accountant prepared Profit and Loss statement for prior year end is required</li> <li>○ If application date is after July 1, CPA or accountant prepared Profit and Loss statement for current year is required</li> </ul> </li> </ul> <p>2 Years business license</p>
Appraisals	<ul style="list-style-type: none"> <li>• One full appraisal and either an AVM or Desk Review for loans &lt; \$1,500,000             <ul style="list-style-type: none"> <li>○ AVM/CDA must support the value within no more than 10% below the appraised value</li> </ul> </li> </ul> <p>2nd Appraisal required for loans &gt; \$1,500,000.</p>