

Program Max LTVs			Primary Residence				Second Homes & Investment		Program Requirements		
Loan Amount	Reserves	FICO	Standard		Recent Event		Purchase & R/T	Cash Out	Limits		
			Purch & R/T	Cash Out	Purch & R/T	Cash Out			Minimum Loan Amount	Maximum Loan Amount	
≤ \$1,500,000	3 Months	700	80%	75%	70%	N/A	75%	65%	Minimum Loan Amount	\$100,000	
		660	80%	70%	70%	N/A	70%	60%	Maximum Loan Amount	\$1,500,000	
		620*	75%	N/A	70%	N/A	N/A	N/A	Maximum Cash Out	\$500,000	
Mortgage History			0x60x12		1x120x12		0x60x12		Residual Income	\$1,500	
FC / SS / DIL Seasoning			24 Months		Settled		24 Months		Standard Max DTI	50%	
Chapter 13 Seasoning			Discharged		Discharged		Discharged		Products		
Chapter 7 & 11 Seasoning			24 Months		Discharged		24 Months		30Y Fixed 30Y/40Y Fixed-IO 5/6 ARM 5/6 ARM-IO		
Income			Interest Only Features								
Full Documentation	1 (or) 2 Year W-2s or Tax Returns		I/O Period		Amortization		Maturity				
Alternative Documentation (Must be S/E for 2 yrs)	12 (or) 24 Months Personal (or) Business Bank Statements		10 Years		20 Years		30 Years				
	12 (or) 24 Months 1099 Income		10 Years		30 Years		40 Years				
12 Month Profit & Loss Statement – See "Other" for Details				State Overlays							
				Texas		2 nd Home		Cash-Out Ineligible			
Other											
Occupancy	Primary, Second Homes, Investment Properties										
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Rural (max 15 acres primary/2 nd , 5 acres investment) & Non-Warrantable Condos - Max LTV 75%										
Profit & Loss Only	Min 660 FICO Max 80% LTV (Purchase) / 70% LTV (Refinance)										
Appraisal Review Product	Clear Capital CDA or Field Review required for the following transactions: (i) LTV > 80% (ii) Loan Amount \$1M – \$2M (iii) Non-Arm's Length										
Cash Out	Maximum Cash Out = \$500,000; Cash Out may be used for reserve requirements										
Residual Income	\$1,500 plus an additional \$150 per dependent										
Interest Only	Max LTV 80%										
Subordinate Financing	Max CLTV = Grid Max LTV (Institutional seconds only)										
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien (w/ US Credit) ITIN: Standard Eligibility only (no Recent Event); Primary & Second Homes only; Max LTV 80%										
Assets	Sourced or seasoned for 60 days; Gift Funds allowed - See Guidelines for details										
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months Limited: No minimum tradeline requirements Qualifying FICO: The middle score if 3 agency scores are provided or lower score when only 2 agency scores are provided, of primary wage earner										
Compliance	Escrows required for HPML loans; Compliance with all applicable federal and state regulations No Section 32 or state high cost										
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%										
Prepayment Penalty	Investment Only; Standard = % of amount prepaid (partial or full prepayment): 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 3-year penalty with 3%, 2%, 1% stepdown fee structure; OR 2-year penalty with 2%, 1% stepdown fee structure; OR 1-year penalty with 1% fee. State Overlays: IL (APR ≤ 8%); MI (1% of amount prepaid); OH (1% of original loan amount, loan amounts ≥ \$98,619); PA (loan amounts > \$278,204). Not allowed: AK, IA, KS, MD, MN, MS, NJ, NM, RI & VT.										
Seller Concessions	Up to 6% towards closing for Primary & Second Homes; up to 3% for all Investment Properties										
Ineligible States	Primary & Second Home – NY All Occupancies: HI – lava zones 1 & 2										

*FICO < 660 | Purchase Only / Max DTI – 43%