

<u>Series V: Expanded Prime – Standard Doc</u>

	Maxi	mum LTV/CLTVs			Standard	Doc - Primary Residence			
Credit S	core	Loan Amou	nt	Purchase	F	R/T Refinance		Cash-Out Refinance	
		1,000,000		85		80		80	
700+		1,500,000		85		80		80	
/00+		2,000,000		80		75		75	
		3,000,000		70		65		65	
		1,000,000		85		80		75	
		1,500,000		80		75		75	
680 - 6	99	2,000,000		80		70		70	
		3,000,000		70		65		65	
660 - 679		1,000,000		80		80		75	
		1,500,000		80		75		75	
000-0	//	2,000,000		70		65		65	
					-				
	50	1,000,000		80		75		70	
640 - 6	59	1,500,000		70		65		65	
		2,000,000		65		N/A		N/A	
620 – 6	39	1,000,000		70		70		N/A	
		Housing Histo	ry Restrictions			1 ¥00	ar Stan	ndard Doc	
Housing History:		1x30x12	0x60x12	0x90	x12	i Tec	ar orun		
Max LTV/CLTV: P	urchase	85	80	70)				
Max LTV/CLTV: R	efinance	80	75	N/.	A	Price adj	ustor c	applies – see rate sheet	
Max Loan Amt:		\$3,000,000	\$1,500,000	\$1,000	,000				
		Housing Event Sea	soning Restrictions	· · ·		Occupancy R	Restrictions Second Home		
BK/FC/SS/DIL:		>=36 Mo	>= 24 Mo	>= 12	Mo			stment	
Max LTV/CLTV: P	urchase	85	80	70)	Max LTV/CLTV: Purcha	ise	80	
Max LTV/CLTV: R		80	75	N/		Max LTV Refinance		75	
Max EI V/ CEI VI R				,					
Max Loan Amt		\$3,000,000	\$1 500 000	\$1,000	000	Max Loan Amt:		\$2.500.000	
		eport identifies the property	Declining N	\$1,000 ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV	strictions: See ctions		<mark>′5% fo</mark>	\$2,500,000	
• If the ap	<mark>ions and t</mark>	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV	Aod or Deferral Housi Declining N v in a declining marke \$2M. 80% purchase/75%	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term	strictions: See ctions is limited to and cash-out	Bligibility Guide 80% for purchase and 7), max loan amount \$2M			
• If the ap	<mark>ions and t</mark>	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV	Aod or Deferral Housi Declining N in a declining market \$2M. 80% purchase/75% eligible locations: Pue	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the	strictions: See ctions is limited to and cash-out	Bligibility Guide 80% for purchase and 7), max loan amount \$2M			
 If the ap transact State O 	ions and t verlays fo	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Inc	Aod or Deferral Housi Declining N in a declining market \$2M. 80% purchase/75% eligible locations: Pue Ge	Ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements	strictions: See ctions is limited to and cash-out US Virgin Isla	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands		or rate/term and cash-our	
If the ap transact State O Product Type	ions and t verlays fo Fixed I	Forbearance, A eport identifies the property the maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Inc Rate Terms: 15, 30, 40-year	Aod or Deferral Hous Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge S; 5/6 ARM, 7/6 AR	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year	strictions: See ctions is limited to and cash-out US Virgin Isla	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands		or rate/term and cash-our	
If the approximately transact State O Product Type Interest Only	ions and t verlays fo Fixed I • Min	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV In Rate Terms: 15, 30, 40-year Credit Score: 660	Acd or Deferral Housi Declining N r in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge rs; 5/6 ARM, 7/6 AR/ • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the meral Requirements M, 10/6 ARM (40-year IX LTV 85%	strictions: See ctions is limited to and cash-out US Virgin Isla	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands		or rate/term and cash-our	
If the approximately transact State O Product Type Interest Only Loan Amounts	ions and t verlays fo Fixed • Min • Min	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Int Rate Terms: 15, 30, 40-year Credit Score: 660 150,000	Acd or Deferral Housi Declining M r in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge S; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year	strictions: See ctions is limited to and cash-out US Virgin Isla	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands		or rate/term and cash-our	
If the approximately transact State O Product Type Interest Only	ions and t verlays fo Fixed I • Min • Min: Purcha	Forbearance, A eport identifies the property the maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Inc Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou	Acd or Deferral Housi Declining M r in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge S; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the meral Requirements M, 10/6 ARM (40-year IX LTV 85%	strictions: See ctions is limited to and cash-out US Virgin Isla	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands		or rate/term and cash-our	
If the approximately transact State O Product Type Interest Only Loan Amounts Loan Purpose	Fixed • Min • Min • Min • Purcha Primar	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV In Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the meral Requirements M, 10/6 ARM (40-year IX LTV 85%	frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of Florida Cor	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined	l with i	or rate/term and cash-ou nterest only feature)	
If the ap transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy	Fixed I • Min • Min • Min • Purcha • Primar • Sing	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet State Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (Second Second Seco	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year IX LTV 85% IX: 3,000,000	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs c Florida Cor • A structur	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined adominiums: al inspection is required f	l with i	or rate/term and cash-ou nterest only feature)	
If the approximately transact State O Product Type Interest Only Loan Amounts Loan Purpose	Fixed I • Min • Min • Min Purcha Primar • Sing • 2-4	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV In Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma • Ma • Ma • Ma • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erro Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year IX LTV 85% IX: 3,000,000	Frictions: See ctions: is limited to and cash-out US Virgin Isla term ARMs of Florida Cor • A structur • Great	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined <u>adominiums:</u> al inspection is required f ter than 5 years; and	l with in	or rate/term and cash-ou nterest only feature)	
If the ap transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy	ions and t verlays for Fixed Min Min: Purcha Primar Sing 2-4 Conc	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet State Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma • Ma • Ma • Ma • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erro Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year IX LTV 85% IX: 3,000,000	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of Florida Cor • A structur • Great • Over	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined <u>adominiums:</u> al inspection is required f ter than 5 years; and	l with in for pro	or rate/term and cash-ou nterest only feature) Djects f within 3 miles of the coo	
If the ap transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy	ions and t verlays fo Fixed Min Min Purcha Primar Sing 2-4 Conc Rura	Forbearance, A eport identifies the property the maximum loan amount is or CT, IL, NJ: Max LTV/CLTV International Context Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL to Hotel: Max LTV/CLTV: Purc	Acd or Deferral Housi Declining N y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge is; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma t ed LTV: Purchase – 80%, Refinance	ing Event Seasoning Re: larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year IX LTV 85% IX: 3,000,000	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of Florida Cor • A structur • Great • Over • Projects w	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined available when combined inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n	l with in for pro	or rate/term and cash-ou nterest only feature) Djects f within 3 miles of the coo	
If the ap transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type	ions and t verlays fo Fixed Min Min Purcha Primar Sing 2-4 Conc Rura Proper	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL Io Hotel: Max LTV/CLTV: Purc I – Not eligible	Acd or Deferral Housi Declining N y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge is; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma t t ed LTV: Purchase – 80%, Refinance ng the rural definition	ing Event Seasoning Re: larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year IX LTV 85% IX: 3,000,000	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of Florida Cor • A structur • Great • Over • Projects w tcres limited t	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined available when combined ad inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80%	l with in for pro	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the con ection are not eligible.	
If the approximately the second	ions and t verlays fo Fixed I Min Purcha Primar Sing 2-4 Conc Rura Proper • Max	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL to Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meeti	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge is; 5/6 ARM, 7/6 AR/ • Ma • Ma t t ed LTV: Purchase – 80%, Refinance mg the rural definition R	ing Event Seasoning Re: larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements M, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 i, eligible, 10 or more c lesidual Income	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w tcres limited t	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined available when combined ad inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd	for pro	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the con ection are not eligible. /Investment - \$2,500	
If the approximately the second	ions and t verlays fo Fixed Min Purcha Primar Sing 2-4 Conc Rura Proper Max FNMA	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL Io Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meetii c Cash-In-Hand: Unlimited	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (Second State Sta	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 n, eligible, 10 or more c tesidual Income spection. Appraisal revi	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w tcres limited t	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined available when combined ad inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd	for pro	or rate/term and cash-out nterest only feature) ojects f within 3 miles of the coa ection are not eligible.	
If the approximately the second	Fixed I Fixed I Min Purcha Primar Sing 2-4 Conc Rura Proper Max FNMA 2 nd Ap	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL do Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meetii a Cash-In-Hand: Unlimited Form 1004, 1025, 1073 with praisal required for loans >	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 n, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r	Eligibility Guide 80% for purchase and 7), max loan amount \$2M ands available when combined adominiums: al inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra	for pro	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the con ection are not eligible. /Investment - \$2,500	
If the approximately the second	ions and t verlays fo Fixed I Min Purcha Primar Sing 2-4 Cona Rura Proper May FNMA 2 nd Ap	Forbearance, A eport identifies the property the maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL do Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meetii a Cash-In-Hand: Unlimited Form 1004, 1025, 1073 with praisal required for loans > ge/Salary: Paystubs, W-2, 5	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 a, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r D6-C, Verbal	Eligibility Guide 80% for purchase and 7 3, max loan amount \$2M ands available when combined adominiums: al inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra	l with ii for pro s old i Home/ lisal ob	pr rate/term and cash-ou nterest only feature) pjects f within 3 miles of the con ection are not eligible. /Investment - \$2,500 otained.	
If the approximately the second	ions and t verlays fo Fixed I Min Purcha Primar Sing 2-4 Cona Rura Proper May FNMA 2 nd Ap	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL do Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meetii a Cash-In-Hand: Unlimited Form 1004, 1025, 1073 with praisal required for loans >	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 a, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450 ess Tax Returns, YTD P8	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r D6-C, Verbal	Eligibility Guide 80% for purchase and 7 3, max loan amount \$2M ands available when combined adominiums: al inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra	l with ii for pro s old i Home/ lisal ob	pr rate/term and cash-ou nterest only feature) pjects f within 3 miles of the con ection are not eligible. /Investment - \$2,500 otained.	
If the approximately the second	ions and t verlays fo Fixed I Min Purcha Primar Sing 2-4 Conc Rura Proper May FNMA 2 nd Ap	Forbearance, A eport identifies the property the maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/Cl lo Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meeti c Cash-In-Hand: Unlimited Form 1004, 1025, 1073 wit praisal required for loans > ge/Salary: Paystubs, W-2, i- Employed: 2-Years or 1-Year	Acd or Deferral Housi Declining N in a declining marke \$2M. 80% purchase/75% eligible locations: Pue Ge is; 5/6 ARM, 7/6 AR/ • Ma • Ma t t ad LTV: Purchase – 80%, Refinance ing the rural definition R th interior/exterior in: \$2,000,000. Inc 2-Years or 1-Year Ta ar Personal and Busin Under	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 a, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450	Frictions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r D6-C, Verbal	Eligibility Guide 80% for purchase and 7 3, max loan amount \$2M ands available when combined adominiums: al inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra	l with ii for pro s old i Home/ lisal ob	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the co ection are not eligible. /Investment - \$2,500 otained.	
If the approximately the second	ions and f verlays fo Fixed I Min Purcha Primar Sing 2-4 Conc Rura Proper Maz FNMA 2 nd Ap	Forbearance, A eport identifies the property the maximum loan amount is or CT, IL, NJ: Max LTV/CLTV International Context Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL do Hotel: Max LTV/CLTV: Purce I – Not eligible ty up to 20-acres, not meetii a Cash-In-Hand: Unlimited Form 1004, 1025, 1073 wite praisal required for loans > ge/Salary: Paystubs, W-2, ; -Employed: 2-Years or 1-Year credit score of the borrowe lifying income	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 a, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450 ess Tax Returns, YTD P8	Elimited to is limited to and cash-out US Virgin Isla term ARMs of term ARMs of • A structur • Great • Over • Projects w trees limited t • Primary iew product r	Eligibility Guide 80% for purchase and 7 3, max loan amount \$2M ands available when combined adominiums: al inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n o a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra	l with in for pro- rs old i no inspu- lisal ob	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the co ection are not eligible. /Investment - \$2,500 otained.	
If the approximately transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type Acreage Cash-In-Hand Appraisals Income	ions and f verlays fo Fixed I Min Purcha Primar Sing 2-4 Conc Rura Proper Maz FNMA 2 nd Ap	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Internet Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL do Hotel: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meetii c Cash-In-Hand: Unlimited Form 1004, 1025, 1073 wit praisal required for loans > ge/Salary: Paystubs, W-2, - -Employed: 2-Years or 1-Year credit score of the borrowe	Acd or Deferral Housi Declining M y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue (s; 5/6 ARM, 7/6 AR/ • Ma • Ma	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 e, Refinance – 75% e – 75%; \$2,500,000 e, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450 ess Tax Returns, YTD P8 rwriting Requirements	Frictions: See ctions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r D6-C, Verbal cL, 2-monthly • Stand • Stand	Eligibility Guide 80% for purchase and 7 3, max loan amount \$2M ands available when combined available when combined al inspection is required f ter than 5 years; and 30 years old or 25 year vith an unacceptable or n to a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra VOE bank statements, IRS Form ard Max 50% e FTHB guidelines for DTI	I with in for pro- rs old i iso inspo- lisal ob n 4500 I restrict	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the co ection are not eligible. /Investment - \$2,500 otained.	
If the approximately transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type Acreage Cash-In-Hand Appraisals Income Credit Score	ions and f verlays fo Fixed I Min Purcha Primar Sing 2-4 Conc Rura Rura Proper Max FNMA 2 nd Ap	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Inter- Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CLTV: Purc I – Not eligible ty up to 20-acres, not meetii Cash-In-Hand: Unlimited Form 1004, 1025, 1073 witp praisal required for loans > ge/Salary: Paystubs, W-2, - Employed: 2-Years or 1-Year credit score of the borrowe lifying income dle of 3 scores or lower of 2 30-days asset verification reference	Acd or Deferral Housi Declining N y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue S; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma t ad LTV: Purchase – 80%, Refinance ing the rural definition R th interior/exterior in: \$2,000,000. Inc 2-Years or 1-Year Ta ar Personal and Busin Under tr with the highest 2	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV 6 refinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 , Refinance – 75% e – 75%; \$2,500,000 , eligible, 10 or more c lesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450 ess Tax Returns, YTD P8 rwriting Requirements DTI Requirements	Frictions: See ctions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r D6-C, Verbal cL, 2-monthly • Stand • Stand • 6 mon	Eligibility Guide 80% for purchase and 7 80% for purchase and 7 30, max loan amount \$2M ands available when combined available when combined ad inspection is required f ter than 5 years; and 30 years old or 25 year ith an unacceptable or n to a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra VOE bank statements, IRS Form ard Max 50% e FTHB guidelines for DTI ths of PITIA if LTV >= 80'	I with in for pro- rs old i home/ Home/ home/ I restrice	or rate/term and cash-ou nterest only feature) ojects f within 3 miles of the co ection are not eligible. /Investment - \$2,500 otained.	
If the approximately transact State O Product Type Interest Only Loan Amounts Loan Purpose Occupancy Property Type Acreage Cash-In-Hand Appraisals Income	ions and f verlays fo Fixed I Min Purcha Primar Sing 2-4 Conc Rura Rura Proper Max FNMA 2 nd Ap	Forbearance, A eport identifies the property he maximum loan amount is or CT, IL, NJ: Max LTV/CLTV Inter- Rate Terms: 15, 30, 40-year Credit Score: 660 150,000 se, Rate/Term, and Cash Ou y, Second Home, Investment le Family, Attached, Detache Units & Condos: Max LTV/CL lo Hotel: Max LTV/CLTV: Purce I – Not eligible ty up to 20-acres, not meetii Cash-In-Hand: Unlimited Form 1004, 1025, 1073 wite praisal required for loans > ge/Salary: Paystubs, W-2, 7 -Employed: 2-Years or 1-Year credit score of the borrowe lifying income dle of 3 scores or lower of 2	Acd or Deferral Housi Declining N y in a declining marke \$2M. 80% purchase/75% eligible locations: Pue S; 5/6 ARM, 7/6 AR/ • Ma • Ma • Ma t ad LTV: Purchase – 80%, Refinance ing the rural definition R th interior/exterior in: \$2,000,000. Inc 2-Years or 1-Year Ta ar Personal and Busin Under tr with the highest 2	ing Event Seasoning Res larket and State Restri et, maximum LTV/CLTV forefinance (rate/term erto Rico, Guam, & the neral Requirements W, 10/6 ARM (40-year ix LTV 85% ix: 3,000,000 e, Refinance – 75% e – 75%; \$2,500,000 e, eligible, 10 or more c tesidual Income spection. Appraisal revi ome Requirements ix Returns, IRS Form 450 ess Tax Returns, YTD P8 rwriting Requirements	Frictions: See ctions: See ctions is limited to and cash-out US Virgin Isla term ARMs of term ARMs of Florida Cor • A structur • Great • Over • Projects w icres limited t • Primary iew product r D6-C, Verbal cL, 2-monthly • Stand • Stand • Stand • Stand • Stand • Stand	Eligibility Guide 80% for purchase and 7 3, max loan amount \$2M ands available when combined available when combined al inspection is required f ter than 5 years; and 30 years old or 25 year vith an unacceptable or n to a max LTV/CLTV 80% Residence - \$1,250; 2 nd 1 equired unless 2 nd appra VOE bank statements, IRS Form ard Max 50% e FTHB guidelines for DTI	I with in for pro- rs old i home/ Home/ home/ isal ob	or rate/term and cash-ou nterest only feature) pjects f within 3 miles of the co ection are not eligible. /Investment - \$2,500 otained. 6-C	

Tradelines	 Min: 2 reporting 24-months w/activity in last 12-months or 3 reporting 12-months w/recent activity If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived 	Prepayment Penalty (Investments Only)	 Prepayment periods up to 5-Years eligible, see rate sheet Penalties not allowed in AK, KS, MI, MN, NM and RI Penalties not allowed on loans vested to individuals in IL and NJ Penalties not allowed on loan amounts less than \$312,159 in PA Only declining prepayment penalty structures allowed in MS
Escrows	 Escrows for hazard insurance and taxes are required Flood insurance escrow cannot be waived for non-busi Escrows may be waived for non-HPML loans with: LTV <= 80% Min 720 Min 12 months reserves Escrow waiver is subject to LLPA adjustment 	ness purpose loans	



Series V: Expanded Prime – Alt Doc

Maximum LTV/CLTVs				Bank Statements/1099 – Primary Residence					
Credit Score			Loan Amount		Purchase		R/T Refinance		Cash-Out Refinance
			1,000,000		85			80	80
700			1,500,000		8	35		80	80
700+			2,000,000		80			75	75
			3,000,000		70			65	65
			1,000,000		8	35		80	75
			1,500,000		80		75		75
680 – 6	99		2,000,000		80		70		70
			3,000,000		70		65		65
			1,000,000		80			80	75
660 – 6	79		1,500,000		8	30	75		75
000 - 0/9		-	2,000,000		70		65		65
			1,000,00			30		75	70
640 - 6	59	-	1,500,000			70		N/A	N/A
0-10-0		-	2,000,000		65			N/A	N/A
620 – 6	20		1,000,000			70		70	N/A
020 0	57		· · ·			0		/~	17.4
Housing Histor	· · ·	1	Housing History Restrictio		x60x12	<u>0x90</u>)v12	Occupancy Restriction	s – Second Home & Investmen
Max LTV/CLTV: Pure	-	-	85	<u> </u>	80		0	Max LTV/CLTV: Purchas	se 80
Max LTV/CLTV: Refi			80		75		с /А	Max LTV Refinance	75
Max Loan Amt:	indirec	\$3	3,000,000	\$1	,500,000	,	0,000	Max Loan Amt:	\$2,500,000
	I		ousing Event Sea			\$1,00	0,000		\$2,500,000
BK/FC/SS/DIL:			>=36 Mo		=24 Mo	>=1	2 Mo	- Written V	OE and P&L Only
		85	80		70				
Max LTV/CLTV: Refi			80	75		N/A		Not Permitted	
Max Loan Amt:		\$3	3,000,000	\$1,500,000		\$1,000,000		1	
					erral Housing Ever		•	Eligibility Guide	
12 Mo Bank Stateme	ent. 1 Ye	ar 1099			pplies – see rate			<u> </u>	
	<u> </u>			-	ing Market and		strictions		
			tifies the property um loan amount is		ing market, maxi	mum LTV/CLTV	is limited to	80% for purchase and 75	% for rate/term and cash-out
 State Ove 	<mark>rlays fo</mark>	r CT, IL, N	,		,	• /), max loan amount \$2M	
			Ine	eligible locc	ations: Puerto Rico		US Virgin Isla	ands	
				- /		equirements			
Product Type	Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)							with interest only teature)	
Interest Only	Min Credit Score: 660 Max LTV 85%								
Loan Amounts	Min: 150,000 Max: 3,000,000								
Loan Purpose	Purchase, Rate/Term, and Cash Out								
Occupancy	Primary, Second Home, Investment								
	Single Family, Attached, Detached Society of the structural inspection is required for presented to the structural inspection is required to the structural inspection inspection is required to the structural inspection inspection inspectin inspection inspection in							or projects	
Property Type	 2-4 Units & Condos: Max LTV/CLTV: Purchase – 80%, Refinance – 75% Crada Ustal Max LTV/CLTV Purchase – 80%, Refinance – 75% 					 Greater than 5 years; and 			
	Condo Hotel: Max LTV/CLTV: Purchase – 80%, Refinance – 75%; \$2,500,000 Over 30 years old or 25 years old if within 3 miles of th Projects with an unacceptable or no inspection are not eligible								
A			-	******	ul definition eliai	hla 10 ar mara			
Acreage				ing me ruro	a deminion, eligi	Die, IU or more		to a max LTV/CLTV 80%	
Cash-In-Hand			Hand: Unlimited						
Residual Income	Primary Residence - \$1,250								
Residual Income	 2nd 	Home / Inv	estment - \$2 500	2 nd Home/Investment - \$2,500 FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2 nd appraisal obtained. 2 nd Appraisal required for loans > \$2,000,000.					

Series V: Expanded Prime – Alt Doc, continued

— PRIME ——

LOAI

-

	Inc	come Requirements					
	 Personal Bank Statements: 24 or 12-months of Personal and 2-months of business bank statements. Qualifying income is determined by the total eligible deposits from the 24 or 12-months of personal statements divided by the number of statements. The business bank statements must reflect business activity and transfers to the personal account. 						
Income	 Business Bank Statements: 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: Fixed Expense Ratio (50%) Expense ratio provided by a 3rd party (CPA or EA) min ratio of 10% 3rd party prepared Profit & Loss Statement (CPA or EA) 						
	 IRS Form 1099 2-Years or 1-Year of 1099s Fixed Expense Ratio of 10% YTD Documentation to support continued receipt of income from same source 						
	Under	writing Requirements					
Credit Score	 Use credit score of the borrower with the highest qualifying income Middle of 3 scores or lower of 2 	DTI Requirements	 Standard Max 50% See FTHB guidelines for DTI restrictions 				
Assets	Min of 30-days asset verification required; any large deposit must be sourced	Reserves	 6 months of PITIA if LTV >= 80% 3 months of PITIA if LTV < 80% Cash out may be used to satisfy requirement 				
Gift Funds	Min contribution: 5% primary, 10% investment	Document Age	90-days				
Tradelines	 Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity If the primary borrower has three (3) credit scores, the minimum tradeline requirement is waived 	 Prepayment periods up to 5-Years eligible, see rate sheet Penalties not allowed in AK, KS, MI, MN, NM and RI Penalties not allowed on loans vested to individuals in IL and NJ Penalties not allowed on loan amounts less than \$312,159 in PA Only declining prepayment penalty structures allowed in MS 					
Escrows	 Escrows for hazard insurance and taxes are required Flood insurance escrow cannot be waived for non-bus Escrows may be waived for non-HPML loans with: LTV <= 80% Min 720 Min 12 months reserves Escrow waiver is subject to LLPA adjustment 						



Change Log:

Effective 7/15/2024	Added state overlays for CT, IL, NJ, NY:			
	Max Loan Amount \$2M			
	 Standard: (Max 80% LTV/CLTV purchase/75% refinance) 			
	 Alt: Max 80% LTV/CLTV purchase/75% refinance) 			
Effective 7/15/2024	If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 80% for purchase and 75% for rate/term and cash-out transactions and the maximum loan amount is \$2M.			