

Series V: Prime – Standard Doc

| Maximum LTV/CLTVs | | Standard Doc - Primary Residence | | |
|--|---|---|--|--------------------|
| Credit Score | Loan Amount | Purchase | R/T Refinance | Cash-Out Refinance |
| 720 + | 1,000,000 | 90 | 85 | 80 |
| | 1,500,000 | 90 | 85 | 80 |
| | 2,000,000 | 85 | 80 | 80 |
| | 2,500,000 | 80 | 75 | 75 |
| | 3,000,000 | 75 | 70 | 70 |
| | 3,500,000 | 70 | 70 | N/A |
| | 4,000,000 | 70 | 65 | N/A |
| 700 - 719 | 1,000,000 | 90 | 85 | 80 |
| | 1,500,000 | 90 | 85 | 80 |
| | 2,000,000 | 85 | 75 | 70 |
| | 2,500,000 | 75 | 70 | 65 |
| | 3,000,000 | 75 | 70 | 65 |
| | 3,500,000 | 70 | 65 | N/A |
| 680 - 699 | 1,000,000 | 90 | 85 | 75 |
| | 1,500,000 | 85 | 80 | 75 |
| | 2,000,000 | 80 | 75 | 70 |
| | 2,500,000 | 75 | 70 | 65 |
| | 3,000,000 | 70 | 65 | 65 |
| 660 - 679 | 1,000,000 | 80 | 80 | 75 |
| | 1,500,000 | 80 | 75 | 75 |
| | 2,000,000 | 75 | 70 | 65 |
| | 2,500,000 | 70 | 65 | 65 |
| Housing History | Occupancy Restrictions - 2nd Home | Occupancy Restrictions - Investment | 1 Year Standard Doc | |
| 1x30x12 | Max LTV/CLTV: | Max LTV/CLTV: | Price adjustor applies – see rate sheet. | |
| Housing Event Seasoning | <ul style="list-style-type: none"> • 85 – Purchase • 80 – Rate/Term • 75 – Cash-Out | <ul style="list-style-type: none"> • 85 – Purchase • 80 – Rate/Term • 75 – Cash-Out | | |
| BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral: See Eligibility Guidelines | Max Loan Amount: \$2,500,000 | Max Loan Amount: \$2,500,000 | | |
| Declining Market and State/CBSA Restrictions | | | | |
| <ul style="list-style-type: none"> • If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is \$2M. • State Overlays for CT, IL, NJ: Max LTV/CLTV 85% purchase/75% refinance (rate/term and cash-out), max loan amount \$2M • Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands | | | | |
| General Requirements | | | | |
| 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) | | | |
| Interest Only | • Min Credit Score: 660 | | • Max LTV: 90% | |
| Loan Amounts | • Min: 150,000 | | • Max: 4,000,000 | |
| Loan Purpose | Purchase, Rate/Term, and Cash Out | | | |
| Occupancy | Primary, Second Home, Investment | | | |
| Property Type | <ul style="list-style-type: none"> • Single Family, Attached, Detached • 2-4 Units and Condominiums: Max LTV/CLTV 85% • Condo Hotel: Max LTV/CLTV 85%; Loan Amount \$2,500,000 • Rural – Not eligible | Florida Condominiums: <ul style="list-style-type: none"> • A structural inspection is required for projects <ul style="list-style-type: none"> ○ Greater than 5 years; and ○ Over 30 years old or 25 years old if within 3 miles of the coast. • Projects with an unacceptable or no inspection are not eligible. | | |
| Acreage | Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80% | | | |
| Cash-In-Hand | • Max Cash-In-Hand: Unlimited | | | |
| Appraisals | 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. | | | |
| Residual Income | • \$2,500 Minimum | | | |
| Income Requirements | | | | |
| Income | <ul style="list-style-type: none"> • Wage/Salary: Paystubs, W-2, 2 Years or 1 Year of Tax Returns, IRS Form 4506-C, Verbal VOE • Self-Employed: 2 Years or 1 Year of Personal and Business Tax Returns, YTD P&L, 2-monthly bank statements, IRS Form 4506-C | | | |

Series V: Prime – Standard Doc, continued

| Underwriting Requirements | | | |
|---------------------------|--|--|--|
| Credit Score | <ul style="list-style-type: none"> Use credit score of the borrower with the highest qualifying income Middle of 3 scores or lower of 2 | Assets | Min of 30-days asset verification required; any large deposit must be sourced |
| Reserves | <ul style="list-style-type: none"> LTV ≤ 85%: 6-months of PITIA LTV > 85%: 12-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Loan Amount > \$2.5M: 12-months of PITIA Cash out may be used to satisfy requirement | DTI Requirements | <ul style="list-style-type: none"> Standard Max 50% <ul style="list-style-type: none"> See FTHB guidelines for DTI restrictions Primary Residence - Up to 55% allowed: <ul style="list-style-type: none"> Min residual income of \$3,500 Max LTV/CLTV ≤ 80% Standard Doc 2-years Minimum 12-months reserves First Time Home Buyer not eligible |
| Gift Funds | Min contribution: 5% primary, 10% investment | Document Age | 90-days |
| Tradelines | <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Escrows for hazard insurance and taxes are required Flood insurance escrow cannot be waived for non-business purpose loans Escrows may be waived for non-HPML loans with: <ul style="list-style-type: none"> LTV ≤ 80% Min 720 Min 12 months reserves Escrow waiver is subject to LLPA adjustment | | |

Series V: Prime – Alt Doc

| Maximum LTV/CLTVs | | Bank Statements, 1099, Asset Utilization, WVOE, P&L Only - Primary Residence | | |
|--|---|---|---------------|--|
| Credit Score | Loan Amount | Purchase | R/T Refinance | Cash-Out Refinance |
| 720 + | 1,000,000 | 90 | 85 | 80 |
| | 1,500,000 | 90 | 85 | 80 |
| | 2,000,000 | 85 | 80 | 80 |
| | 2,500,000 | 80 | 75 | 75 |
| | 3,000,000 | 75 | 70 | 70 |
| | 3,500,000 | 70 | 70 | N/A |
| 700 - 719 | 1,000,000 | 90 | 85 | 80 |
| | 1,500,000 | 90 | 85 | 80 |
| | 2,000,000 | 85 | 75 | 70 |
| | 2,500,000 | 75 | 70 | 65 |
| | 3,000,000 | 75 | 70 | 65 |
| | 3,500,000 | 70 | 65 | N/A |
| 680 - 699 | 1,000,000 | 90 | 85 | 75 |
| | 1,500,000 | 85 | 80 | 75 |
| | 2,000,000 | 80 | 75 | 70 |
| | 2,500,000 | 75 | 70 | 65 |
| | 3,000,000 | 70 | 65 | 65 |
| 660 - 679 | 1,000,000 | 80 | 80 | 75 |
| | 1,500,000 | 80 | 75 | 75 |
| | 2,000,000 | 75 | 70 | 65 |
| | 2,500,000 | 70 | 65 | 65 |
| Housing History | Occupancy Restrictions - 2 nd Home | Occupancy Restrictions – Investment | | 12 Mo Bank Statement, 1 Year 1099, & Asset Utilization |
| 1x30x12 | Max LTV/CLTV: | Max LTV/CLTV: | | Price adjustor applies – see rate sheet |
| Housing Event Seasoning | <ul style="list-style-type: none"> 85 – Purchase 80 – Rate/Term 75 – Cash-Out Max Loan Amount: \$2,500,000 | <ul style="list-style-type: none"> 85 – Purchase 80 – Rate/Term 75 – Cash-Out Max Loan Amount: \$2,500,000 | | |
| BK/FC/SS/DIL >=48 Months Forbearance, Mod or Deferral: See Eligibility Guidelines | Max LTV/CLTV: Purchase – 80%*, Refinance – 75%, Cash-Out – 70% Min FICO – 680 Max Loan Amount – \$2,500,000 | | | |
| Declining Market and State/CBSA Restrictions | | | | |
| <ul style="list-style-type: none"> If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is \$2M. State Overlays for CT, IL, NJ: Max LTV/CLTV 85% purchase/85% refinance (rate/term and cash-out), max loan amount \$2M Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands | | | | |
| General Requirements | | | | |
| 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) | | | |
| Interest Only | <ul style="list-style-type: none"> Min Credit Score: 660 | <ul style="list-style-type: none"> Max LTV: 90% | | |
| Loan Amounts | <ul style="list-style-type: none"> Min: 150,000 | <ul style="list-style-type: none"> Max: 4,000,000 | | |
| Loan Purpose | Purchase, Rate/Term, and Cash Out | | | |
| Occupancy | Primary, Second Home, Investment | | | |
| Property Type | <ul style="list-style-type: none"> Single Family, Attached, Detached 2-4 Units and Condominiums: Max LTV/CLTV 85% Condo Hotel: Max LTV/CLTV 85%; Loan Amount \$2,500,000 Rural – Not eligible | Florida Condominiums: <ul style="list-style-type: none"> A structural inspection is required for projects <ul style="list-style-type: none"> Greater than 5 years; and Over 30 years old or 25 years old if within 3 miles of the coast. Projects with an unacceptable or no inspection are not eligible. | | |
| Acreage | Property up to 20-acres, not meeting the rural definition, eligible. 10 or more acres limited to a max LTV/CLTV 80% | | | |
| Cash-In-Hand | <ul style="list-style-type: none"> Max Cash-In-Hand: Unlimited | | | |
| Residual Income | <ul style="list-style-type: none"> \$2,500 Minimum | | | |
| Appraisals | 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: Prime – Alt Doc, continued

| Income Requirements | | | |
|---|---|--|--|
| Personal Bank Statements: | <ul style="list-style-type: none"> • 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. | | |
| Business Bank Statements: | <ul style="list-style-type: none"> • 24 or 12-months of business bank statements. Qualifying income is determined by one of the following analysis methods: <ul style="list-style-type: none"> ○ Fixed Expense Ratio (50%) ○ Expense ratio provided by a 3rd party (CPA EA, or Tax Preparer) min ratio of 10% ○ 3rd party prepared Profit & Loss Statement (CPA EA, or Tax Preparer) | | |
| Profit & Loss Statement Only | <ul style="list-style-type: none"> • 24 or 12-month CPA/EA/CTEC/Tax Attorney prepared Profit & Loss Statement Only • CPA/EA/CTEC/Tax Attorney must attest they have completed or filed the borrower's most recent tax return | | |
| Written Verification of Employment | <ul style="list-style-type: none"> • FNMA Form 1005 • Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each of the statements | | |
| IRS Form 1099 | <ul style="list-style-type: none"> • 2-Years or 1-Year 1099 • Fixed Expense Ratio of 10% • YTD Documentation to support continued receipt of income from same source | | |
| Asset Utilization | <ul style="list-style-type: none"> • Eligible assets divided by 84 to determine a monthly income stream • Min Credit Score – 660 | | |
| Underwriting Requirements | | | |
| Credit Score | <ul style="list-style-type: none"> • Use credit score of the borrower with the highest qualifying income • Middle of 3 scores or lower of 2 | DTI Requirements | <ul style="list-style-type: none"> • Standard Max 50% <ul style="list-style-type: none"> ○ See FTHB guidelines for DTI restrictions |
| Assets | Min of 30-days asset verification required; any large deposit must be sourced | Reserves | <ul style="list-style-type: none"> • LTV ≤ 85%: 6 months of PITIA • LTV > 85%: 12-months of PITIA • Loan Amount > \$1.5M: 9-months of PITIA • Loan Amount > \$2.5M: 12-months of PITIA • Cash out may be used to satisfy requirement |
| Gift Funds | Min contribution: 5% primary, 10% investment | Document Age | 90-days |
| Tradelines | <ul style="list-style-type: none"> • 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) | <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Escrows for hazard insurance and taxes are required • Flood insurance escrow cannot be waived for non-business purpose loans • Escrows may be waived for non-HPML loans with: <ul style="list-style-type: none"> ○ LTV ≤ 80% ○ Min 720 ○ Min 12 months reserves • Escrow waiver is subject to LPPA adjustment | | |

Change Log:

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|---------------------|--|
| Effective 7/15/2024 | <p>Added state overlays for CT, IL, NJ, NY:</p> <ul style="list-style-type: none"> • Max Loan Amount \$2M • Standard: (Max 85% LTV/CLTV purchase/75% refinance) • Alt: Max 85% LTV/CLTV purchase/80% refinance) |
| Effective 7/15/2024 | <p>If the appraisal report identifies the property in a declining market, maximum LTV/CLTV is limited to 85% for purchase and 80% for rate/term and cash-out transactions and the maximum loan amount is \$2M.</p> |