

Series V: Prime - Full Doc and Alt Doc

			Maximum LTV/CLTV									
Minimum Credit	Maximum Loan	Primary Residence			Second Home / Investment							
Score	Amount	Purchase Ra	ite/Term Co	sh-out	Purchase	Rate/Term	Cash-out					
720	1,000,000	90	80	80	75	70	70					
	2,000,000	80	75	75	75	70	70					
	2,500,000	75	70	70	NA	NA	NA					
700	1,000,000	85	75	75	75	70	70					
	2,000,000	80	70	70	75	70	70					
	2,500,000	70	65	65	NA	NA	NA					
680	1,000,000	80	75	75	75	70	70					
000	<u> </u>											
	2,000,000	75	70	70	75	70	70					
	2,500,000	70	Property Type	NA	NA	NA	NA					
□ Single Family: At□ Condominium: Ma□ Rural: Max LTV/0□ Not Eligible: 2-4	ax LTV/CLTV 80% CLTV 80% Purchase, 75% Refind	ance										
	Housing History			Cred	t Event Seasoning							
	0x30x12	Bankruptcy/Fo	reclosure/Short Sale/D	eed-In-Lieu/Pr	e-Foreclosure/Mortgage	Charge-Off: >=48 M	o Forbearance,					
			r Deferral > 12 Mo	<u> </u>								
			State Eligibility									
Ineligible lo	ocations: Puerto Rico, Guam, & th	e US Virgin Islands										
□ Ineligible: I	Loans meeting the New York Sub	-Prime definition										
			Declining Market									
If the appraisal repo	ort identifies the property in a de	eclining market, max LTV/CLTV i	s limited to 85% for pu	rchase and 75°	% for rate/term and cas	sh-out transactions						
			General Requirements									
oduct Type	☐ Fixed Rate Terms: 1.5 & 3	30 years; 5/6 ARM, 7/6 ARM, 1	•									
terest Only	☐ Min Credit Score: 700	☐ Max LTV:	,) year total lo	an term, qualification ba	red upon 20 year amo	rtizina nmt					
an Amounts				o-year lolal lo	an renn, quantication ba	isea upon 20-year amo	mzing pini					
	☐ Min: 150,000	☐ Max: 2	,500,000									
oan Purpose	☐ Purchase, Rate/Term, and											
ccupancy	☐ Primary, Second Home, In	vestment										
creage	□ Property up to 20-acres											
ash-In-Hand	☐ Max Cash-In-Hand: \$1,000,000 (Not applicable to Delayed Financing transactions)											
ppraisals		with interior/exterior inspection.			less 2 nd appraisal obtain	ed.						
	☐ 2 nd Appraisal required for			·								
			Income Requirements									
tandard Doc	□ Wage /Salary, Bayetube			6 C Varbal V	OE							
idildala Doc	The state of the s	W-2's, 1-year or 2-years of Ta										
	□ Self-Employed: 1-year or	2-years of Personal and Busines	ss lax Returns, YID P&I	, IRS Form 450	16-C		□ Self-Employed: 1-year or 2-years of Personal and Business Tax Returns, YTD P&L, IRS Form 4506-C					
	· '											
	· '	onal and 2-months of business bo rmined by total eligible deposits		of personal st	atements divided by the	number of statements.						
ersonal Bank tatements	☐ Qualifying income is dete		from 12- or 24-months	•	•	number of statements.						
tatements	☐ Qualifying income is determined☐ The business bank statement	rmined by total eligible deposits	s from 12- or 24-months and transfers to the pe	rsonal account.	·							
usiness Bank	☐ Qualifying income is determined☐ The business bank statement	rmined by total eligible deposits ints must reflect business activity ess bank statements. Qualifying	s from 12- or 24-months and transfers to the pe	rsonal account.	·							
usiness Bank	Qualifying income is deter The business bank stateme 12- or 24-months of busin Fixed Expense Ratio (50%)	rmined by total eligible deposits ints must reflect business activity ess bank statements. Qualifying 6)	s from 12- or 24-months and transfers to the pe income is determined b	rsonal account. y one of the fo	·							
usiness Bank	Qualifying income is deter The business bank stateme 12- or 24-months of busin Fixed Expense Ratio (50% Expense ratio provided b	rmined by total eligible deposits ints must reflect business activity ess bank statements. Qualifying b) y a 3rd party (CPA, EA, or tax p	from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1	rsonal account. y one of the fo	·							
atements usiness Bank atements	Qualifying income is dete The business bank stateme 12- or 24-months of busin Fixed Expense Ratio (50% Expense ratio provided b 3rd party prepared Profi	rmined by total eligible deposits ints must reflect business activity ess bank statements. Qualifying 6) y a 3rd party (CPA, EA, or tax p t & Loss Statement (CPA, EA, or	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer)	rsonal account. y one of the fo	ollowing analysis method	S:						
atements usiness Bank atements	Qualifying income is deter The business bank stateme 12- or 24-months of busin Fixed Expense Ratio (50% Expense ratio provided b	rmined by total eligible deposits ents must reflect business activity ess bank statements. Qualifying b) y a 3rd party (CPA, EA, or tax p t & Loss Statement (CPA, EA, or	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer)	rsonal account. y one of the fo	ollowing analysis method		1					
usiness Bank tatements	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profit □ Profit & Loss Statement	rmined by total eligible deposits ents must reflect business activity ess bank statements. Qualifying (a) y a 3rd party (CPA, EA, or tax p t & Loss Statement (CPA, EA, or Written VOE	and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer)	y one of the fo	ollowing analysis method	s: Asset Utilization						
usiness Bank tatements neligible	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profit □ Profit & Loss Statement □ Use representative credit	rmined by total eligible deposits ents must reflect business activity ess bank statements. Qualifying b) y a 3rd party (CPA, EA, or tax p t & Loss Statement (CPA, EA, or	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer)	y one of the fo	ollowing analysis method	s: Asset Utilization						
usiness Bank tatements neligible tredit Score	Qualifying income is determined. The business bank statemer 12- or 24-months of business Eatio (50% Expense ratio provided books 3rd party prepared Profitment Profit & Loss Statement Use representative credit bighest auglifying income.	rmined by total eligible deposits ints must reflect business activity ess bank statements. Qualifying (a) y a 3rd party (CPA, EA, or tax p t & Loss Statement (CPA, EA, or Written VOE Units score of the borrower with the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets	y one of the fo	ollowing analysis method 99 30-days asset verification	s: Asset Utilization						
usiness Bank tatements religible redit Score	□ Qualifying income is detered □ The business bank statemered □ 12- or 24-months of business Fixed Expense Ratio (50%) □ Expense ratio provided because of Expense ratio provided by E	rmined by total eligible deposits into must reflect business activity ess bank statements. Qualifying (a) y a 3rd party (CPA, EA, or tax processes to the control of the co	and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer)	y one of the fo	ollowing analysis method 99 30-days asset verification	s: Asset Utilization						
atements usiness Bank atements eligible redit Score	□ Qualifying income is detered □ The business bank statemer □ 12- or 24-months of business Eatio (50% of Expense ratio provided because of Expense ratio provided by Expense ratio provide	rmined by total eligible deposits into must reflect business activity ess bank statements. Qualifying (a) y a 3rd party (CPA, EA, or tax processes to the control of the co	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets	y one of the fo	ollowing analysis method 99 30-days asset verification	s: Asset Utilization						
atements usiness Bank atements eligible redit Score	□ Qualifying income is detered □ The business bank statemer □ 12- or 24-months of business Eatio (50% of Expense ratio provided beroof □ 3rd party prepared Profiter □ Profit & Loss Statement □ Use representative credite □ LTV ≤ 85%: 6-months of Eeu □ LTV > 85%: 12-months of Eeu □ Loan Amount > \$1.5 M: 9	rmined by total eligible deposits into must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the control of the con	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets	y one of the fo	ollowing analysis method 99 30-days asset verification	s: Asset Utilization						
usiness Bank atements eligible redit Score	□ Qualifying income is deter □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ □ LTV > 85%: 12-months of □ □ Loan Amount > \$1.5 M: 9 □ Cash out may be used to see the see	rmined by total eligible deposits rints must reflect business activity ess bank statements. Qualifying (a) y a 3rd party (CPA, EA, or tax processes to a Loss Statement (CPA, EA, or Written VOE United to borrower with the PITIA PITIA PITIA -months of PITIA satisfy requirement	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement	rsonal account. y one of the fo 0% IRS Form 10 ts Min of sourced s Max: 4	ollowing analysis method 99 30-days asset verification	s: Asset Utilization						
atements usiness Bank atements eligible redit Score eserves	□ Qualifying income is deter □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ □ LTV > 85%: 12-months of □ □ Loan Amount > \$1.5 M: 9 □ Cash out may be used to see the see	rmined by total eligible deposits into must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the control of the con	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement	y one of the fo	ollowing analysis method 99 30-days asset verification	s: Asset Utilization						
usiness Bank atements deligible redit Score	□ Qualifying income is detered □ The business bank statemer □ 12- or 24-months of business Fixed Expense Ratio (50% □ Expense ratio provided because of the profit & Loss Statement □ Profit & Loss Statement □ Use representative credited bighest qualifying income □ LTV ≤ 85%: 6-months of Election □ LTV > 85%: 12-months of Election □ Loan Amount > \$1.5 M: 9 □ Cash out may be used to see the profit of the	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the lettle PITIA actisfy requirement arry/second home, 10% investments.	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement ent Document Age	rsonal account. y one of the fo 0% IRS Form 10 ts Min of sourced s 120-de	ollowing analysis method 99 30-days asset verification 13%	□ Asset Utilization on required; any large	deposit must be					
usiness Bank atements deligible redit Score	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of E □ LTV > 85%: 12-months of E □ LTO > 85%: 12-months of E □ LOGA Amount > \$1.5 M: 9 □ Cash out may be used to □ □ Min contribution: 5% prime	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the lettle PITIA party. PITIA party requirement arry/second home, 10% investments of water total party.	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement ent Document Age or Prepayment Pen	rsonal account. y one of the fo 0% IRS Form 10 is Min of sourced s 120-de alty Prepa	30-days asset verifications as a second as	Asset Utilization on required; any large	deposit must be					
usiness Bank atements deligible redit Score	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ LTV > 85%: 12-months of □ LOGA Amount > \$1.5 M: 9 □ Cash out may be used to □ Min contribution: 5% primical Min: 2 reporting 24-month 3 reporting 12-months w/rec	rmined by total eligible deposits ints must reflect business activity ess bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the eligible part of the borrower with the elig	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement put Document Age Prepayment Pen Investment Prope	rsonal account. y one of the fo 0% IRS Form 10 is Min of sourced s Max: 4 120-de ity Prepa	30-days asset verifications asset verifications asset verifications as set verifications as s	Asset Utilization on required; any large fears eligible, see rate s	deposit must be					
ratements usiness Bank ratements neligible redit Score eserves	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ LTV > 85%: 12-months of □ LTV > 85%: 12-months of □ LOGAN Amount > \$1.5 M: 9 □ Cash out may be used to □ Min contribution: 5% primum in the primary borrower higher than the primary borrower hight than the primary borrower	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the least of the borrower with the least of PITIA party requirement arry/second home, 10% investment activity as three (3) credit scores, the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement ent Document Age or Prepayment Pen	IRS Form 10 IRS F	30-days asset verifications asset verifications asset verifications as a set verification as a set verificatio	Asset Utilization on required; any large fears eligible, see rate s S, MI, MN, NM, and RI vested to individuals in	deposit must be					
usiness Bank tatements neligible	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ LTV > 85%: 12-months of □ LOGA Amount > \$1.5 M: 9 □ Cash out may be used to □ Min contribution: 5% primical Min: 2 reporting 24-month 3 reporting 12-months w/rec	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the least of the borrower with the least of PITIA party requirement arry/second home, 10% investment activity as three (3) credit scores, the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement put Document Age Prepayment Pen Investment Prope	IRS Form 10 IRS Form 10 Min of sourced Max: 4 120-de Penalt	30-days asset verifications and allowed in AK, KS ies not allowed on loans ies not allowed on lo	Asset Utilization on required; any large rears eligible, see rate of the see see see see see see see see see s	deposit must be sheet IL and NJ					
usiness Bank tatements neligible redit Score eserves	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ LTV > 85%: 12-months of □ LTV > 85%: 12-months of □ LOGAN Amount > \$1.5 M: 9 □ Cash out may be used to □ Min contribution: 5% primum in the primary borrower higher than the primary borrower hight than the primary borrower	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the least of the borrower with the least of PITIA party requirement arry/second home, 10% investment activity as three (3) credit scores, the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement put Document Age Prepayment Pen Investment Prope	IRS Form 10 IRS Form 10 Min of sourced Max: 4 120-de Penalt	30-days asset verifications asset verifications asset verifications as a set verification as a set verificatio	Asset Utilization on required; any large fears eligible, see rate of S, MI, MN, NM, and RI vested to individuals in amounts less than \$319	deposit must be sheet IL and NJ					
ratements usiness Bank ratements neligible redit Score eserves	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ LTV > 85%: 12-months of □ LTV > 85%: 12-months of □ LOGAN Amount > \$1.5 M: 9 □ Cash out may be used to □ Min contribution: 5% primum in the primary borrower higher than the primary borrower hight than the primary borrower	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the least of the borrower with the least of PITIA party requirement arry/second home, 10% investment activity as three (3) credit scores, the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement put Document Age Prepayment Pen Investment Prope	rsonal account. y one of the form 0% IRS Form 10 ts Min of sourced. s Max: 4 120-dealty Preparently Penalty Penalty	gys yment periods up to 5-Y ies not allowed in AK, KS ies not allowed on loans	Asset Utilization on required; any large ears eligible, see rate s S, MI, MN, NM, and RI vested to individuals in amounts less than \$319 enalty structures allowed	deposit must be sheet IL and NJ ,777 in PA					
ratements usiness Bank ratements neligible redit Score eserves	□ Qualifying income is dete □ The business bank stateme □ 12- or 24-months of busin ○ Fixed Expense Ratio (50% ○ Expense ratio provided b ○ 3rd party prepared Profi □ Profit & Loss Statement □ Use representative credit highest qualifying income □ LTV ≤ 85%: 6-months of □ LTV > 85%: 12-months of □ LTV > 85%: 12-months of □ LOGAN Amount > \$1.5 M: 9 □ Cash out may be used to □ Min contribution: 5% primum in the primary borrower higher than the primary borrower hight than the primary borrower	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the least of the borrower with the least of PITIA party requirement arry/second home, 10% investment activity as three (3) credit scores, the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement put Document Age Prepayment Pen Investment Prope	rsonal account. y one of the form None of the form None of the fo	30-days asset verifications asset verifications asset verifications asset verifications as a second allowed in AK, KS ies not allowed on loans ies	Asset Utilization on required; any large fears eligible, see rate s S, MI, MN, NM, and RI vested to individuals in amounts less than \$319 enalty structures allowed ties cannot exceed 1%	deposit must be sheet IL and NJ ,777 in PA					
atements usiness Bank atements eligible redit Score eserves	□ Qualifying income is detered □ The business bank statemer □ 12- or 24-months of business Fixed Expense Ratio (50%) □ Expense ratio provided because of the statement □ Profit & Loss Statement □ Use representative credite □ LTV ≤ 85%: 6-months of least qualifying income □ LTV > 85%: 12-months of least qualifying income	rmined by total eligible deposits ints must reflect business activity less bank statements. Qualifying (a) a 3rd party (CPA, EA, or tax processes to the borrower with the least of the borrower with the least of PITIA party requirement arry/second home, 10% investment activity as three (3) credit scores, the	s from 12- or 24-months and transfers to the pe income is determined b preparer) min ratio of 1 tax preparer) derwriting Requirement Assets DTI Requirement Document Age or Prepayment Pen Investment Propi Only	rsonal account. y one of the form IRS Form 10 Min of Sourced 120-de Penalt Penalt Only o Penalt	gys yment periods up to 5-Y ies not allowed in AK, KS ies not allowed on loans ies not allowed	Asset Utilization on required; any large fears eligible, see rate s S, MI, MN, NM, and RI vested to individuals in amounts less than \$319 enalty structures allowed ties cannot exceed 1%	deposit must be sheet IL and NJ ,777 in PA					



Series V: Prime - Full Doc and Alt Doc

			Maximum LTV/CLTV	– Primary Residence				
Minimum Credit Score	Maximum Loan Amount	Standard, Bank Statement, 1099			Profit & Loss Statement Only, Written VOE, Asset Utilization			
		Purchase	Rate/Term	Cash-out	Purchase	Rate/Term	Cash-out	
	1,000,000	90	85	80	80	75	70	
	1,500,000	90	85	80	80	75	70	
	2,000,000	85	80	80	80	75	70	
720	2,500,000	80	75	75	75	70	70	
	3,000,000	75	70	70	70	NA	NA	
	3,500,000	70	65	NA	NA	NA	NA	
	4,000,000	70	65	NA	NA	NA	NA	
700	1,000,000	90	85	80	80	75	70	
	1,500,000	90	85	80	80	75	70	
	2,000,000	85	75	70	80	75	70	
	2,500,000	75	70	65	75	70	65	
	3,000,000	75	70	65	70	NA	NA	
	3,500,000	70	65	NA	NA	NA	NA	
	1,000,000	90	85	75	80	75	70	
	1,500,000	85	80	75	80	75	70	
680	2,000,000	80	75	70	75	70	65	
-30	2,500,000	75	70	65	70	65	60	
	3,000,000	70	65	65	NA NA	NA	NA	
660	1,000,000	80	80	75				
000					NA NA	NA NA	NA NA	
	1,500,000	80	75	75	NA	NA NA	NA NA	
	2,000,000	75	70	65	NA NA	NA NA	NA NA	
4.40	2,500,000	70	65	65	NA	NA	NA	
640	1,000,000	80	75	70	NA	NA	NA	
	1,500,000	70	65	65	NA	NA	NA	
	2,000,000	65	NA	NA	NA	NA	NA	
620	1,000,000	70	70	NA	NA	NA	NA	
			Maximum LTV/CLTV - S	econd Home / Investme	ent			
Minimum Credit Score	Maximum Loan Amount	Standard	, Bank Statement, 1099		Profit & Loss Statement Only, Written VOE, Asset Utilization			
		Purchase	Rate/Term	Cash-out	Purchase	Rate/Term	Cash-out	
	1,000,000	85	80	75	80	7.5	70	
				/ 3	80	<i>75</i>	70	
	1,500,000	85	80	75	80	75	70	
	1,500,000 2,000,000	85 85	80 80					
720				<i>7</i> 5	80	75	70	
720	2,000,000	85	80	75 75	80 80	75 75	70 70	
720	2,000,000 2,500,000	85 80	80 75	75 75 75	80 80 75	75 75 70	70 70 70	
720	2,000,000 2,500,000 3,000,000	85 80 75	80 75 70	75 75 75 70	80 80 75 NA	75 75 70 NA	70 70 70 NA	
720	2,000,000 2,500,000 3,000,000 3,500,000	85 80 75 70	80 75 70 65	75 75 75 70 NA	80 80 75 NA NA	75 75 70 NA NA	70 70 70 NA NA	
720	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000	85 80 75 70 NA	80 75 70 65 NA	75 75 75 70 NA NA	80 80 75 NA NA	75 75 70 NA NA	70 70 70 NA NA	
	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000	85 80 75 70 NA 85	80 75 70 65 NA 80	75 75 75 70 NA NA 75	80 80 75 NA NA NA	75 75 70 NA NA NA	70 70 70 NA NA NA	
720	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 1,500,000 2,000,000	85 80 75 70 NA 85 85	80 75 70 65 NA 80 80 75	75 75 75 70 NA NA 75 75	80 80 75 NA NA NA 80 80	75 75 70 NA NA NA 75 75	70 70 70 NA NA NA 70	
	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 1,500,000 2,000,000 2,500,000	85 80 75 70 NA 85 85 85	80 75 70 65 NA 80 80 75	75 75 75 70 NA NA 75 75 70	80 80 75 NA NA NA 80 80 80	75 75 70 NA NA NA 75 75 75	70 70 70 NA NA NA 70 70 70	
	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 1,500,000 2,000,000 2,500,000 3,000,000	85 80 75 70 NA 85 85 85 75	80 75 70 65 NA 80 80 75 70	75 75 75 70 NA NA 75 75 70 65	80 80 75 NA NA NA 80 80 80 75	75 75 70 NA NA NA 75 75 75 70 NA	70 70 70 NA NA NA 70 70	
	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 2,000,000 2,500,000 3,000,000 3,500,000	85 80 75 70 NA 85 85 85 75 75	80 75 70 65 NA 80 80 75 70 70 65	75 75 75 70 NA NA 75 75 70 65 65 NA	80 80 75 NA NA NA 80 80 80 75 NA	75 75 70 NA NA NA 75 75 75 76 NA NA NA NA NA NA NA	70 70 70 NA NA NA 70 70 70 65 NA	
	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 1,500,000 2,000,000 2,500,000 3,000,000 1,000,000	85 80 75 70 NA 85 85 85 75 75 70	80 75 70 65 NA 80 80 75 70 70 65 80	75 75 75 70 NA NA 75 75 70 65 65 NA 75	80 80 75 NA NA NA 80 80 80 75 NA	75 75 70 NA NA NA 75 75 76 77 78 77 78 77 78 77 78 77 78 77 78 77 78 77 78 77 78 78	70 70 70 NA NA NA 70 70 70 65 NA NA	
700	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 2,000,000 2,500,000 3,500,000 1,000,000 1,500,000 1,500,000	85 80 75 70 NA 85 85 85 75 75 70 85	80 75 70 65 NA 80 80 75 70 70 65 80 80	75 75 75 70 NA NA 75 75 70 65 65 NA 75 75	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80	75 75 70 NA NA NA 75 75 76 70 NA NA 75 75 77 75 70 NA NA NA 75 75 75	70 70 70 NA NA NA 70 70 65 NA NA	
	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 2,000,000 2,500,000 3,500,000 1,000,000 1,500,000 1,500,000 2,000,000 2,000,000	85 80 75 70 NA 85 85 85 75 75 70 85 85	80 75 70 65 NA 80 80 75 70 70 65 80 80	75 75 75 70 NA NA 75 75 70 65 65 NA 75 75 70	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80	75 75 70 NA NA NA 75 75 76 70 NA NA 75 75 77 70 NA NA 75 77 70 NA NA 75 77 70 NA NA NA 77 70 70	70 70 70 NA NA NA 70 70 70 65 NA NA 70 70	
700	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 2,000,000 2,500,000 3,500,000 1,500,000 1,500,000 2,000,000 2,000,000 2,500,000 2,000,000 2,500,000	85 80 75 70 NA 85 85 85 75 75 70 85 85 80 75	80 75 70 65 NA 80 80 75 70 65 80 80 75 70	75 75 75 70 NA NA 75 75 70 65 65 NA 75 75 70 65 65 NA 75 75 70 65	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80	75 75 70 NA NA NA 75 75 76 70 NA NA 75 75 77 70 NA NA 75 75 70 O NA NA O O O O O O O O O O O O O O O O	70 70 70 NA NA NA 70 70 65 NA NA 70 65 65 60	
700 680	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 1,500,000 2,000,000 3,500,000 1,000,000 1,500,000 1,500,000 2,000,000 3,500,000 1,500,000 2,500,000 3,500,000 3,500,000 3,500,000 3,500,000 3,500,000 3,000,000	85 80 75 70 NA 85 85 85 75 75 70 85 80 75	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 80 65	75 75 75 70 NA NA 75 75 70 65 65 NA 75 70 65 65 065	80 80 75 NA NA NA 80 80 75 NA NA 80 80 75 NA	75 75 70 NA NA NA 75 75 76 70 NA NA 75 75 70 NA NA 75 75 70 NA NA NA 75 75 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 70 65 NA	
700	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 2,000,000 2,000,000 3,500,000 1,000,000 1,500,000 2,000,000 2,500,000 1,500,000 1,500,000 2,500,000 1,000,000 1,500,000 1,000,000 1,000,000 1,000,000	85 80 75 70 NA 85 85 85 75 75 70 85 80 75 70	80 75 70 65 NA 80 80 75 70 70 65 80 80 80 65 80 80 80 80 80 80 80 80 80 80 80 80 80	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 70 65 65 75 77 70 75 77 70 75 75 77 70 75 75 77 77	80 80 75 NA NA NA 80 80 75 NA NA 80 80 75 NA NA	75 75 70 NA NA NA 75 75 70 NA NA NA 75 75 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 65 NA NA NA NA 70 70 65 NA NA NA NA NA NA	
700 680	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 2,000,000 2,500,000 3,500,000 1,500,000 1,500,000 2,000,000 2,500,000 1,500,000 1,500,000 2,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000	85 80 75 70 NA 85 85 85 75 70 85 86 75 70 88 80 75 70	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 75 70 65	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 70 65 75 77 70 75 77 77	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80 75 NA NA	75 75 70 NA NA NA 75 75 77 NA NA NA 75 75 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 70 65 NA NA NA 70 70 NA NA NA 70 70 NA NA NA	
700 680	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 2,000,000 2,500,000 3,500,000 1,500,000 1,500,000 2,000,000 1,500,000 2,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 2,500,000 1,500,000 2,500,000 1,500,000 2,000,000	85 80 75 70 NA 85 85 85 75 70 85 85 80 75 70	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 75 70 65 80 75 70	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 70 65 65 75 70 65 65 75 70 65	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80 75 70 NA	75 75 70 NA NA NA 75 75 75 70 NA NA NA 75 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 65 NA NA NA 70 70 65 NA NA NA 70 70 NA NA NA NA NA	
700 680 660	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 1,500,000 2,500,000 3,500,000 1,500,000 1,500,000 2,500,000 1,500,000 1,500,000 1,500,000 1,500,000 2,500,000 1,500,000 2,500,000 1,500,000 2,500,000 1,500,000 2,500,000 2,500,000	85 80 75 70 NA 85 85 85 75 70 85 85 80 75 70	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 75 70 65 80 75 70 65	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 70 65 65 65 75 70 65 65 65 65 75 75 76 65	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80 75 70 NA	75 75 70 NA NA NA 75 75 75 76 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 70 65 NA NA NA 70 70 A NA NA NA NA NA NA	
700 680	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 2,000,000 2,500,000 1,500,000 1,500,000 2,500,000 1,500,000 1,500,000 2,500,000 1,500,000 2,500,000 2,500,000 1,000,000 1,500,000 1,000,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,000,000	85 80 75 70 NA 85 85 85 75 75 70 85 80 75 70 80 80 80 80	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 75 70 65 70 65 70 65 75 70 65 75	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 75 70 65 65 65 75 70 65 65 75 70 70 70 70 70 70 70 70 70 70 70 70 70	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80 75 NA NA NA NA NA	75 75 70 NA NA NA 75 75 75 77 70 NA NA NA 75 75 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 70 65 NA NA NA 70 70 A55 NA NA NA NA NA NA NA NA NA	
700 680 660	2,000,000 2,500,000 3,000,000 4,000,000 1,000,000 2,500,000 3,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 2,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000	85 80 75 70 NA 85 85 85 75 75 70 85 80 75 70 80 80 75 70	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 75 70 65 80 75 70 65 80 75 70 65 80	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 70 65 65 65 75 70 65 65 75 70 65 65 75 70 65	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80 75 70 NA NA	75 75 70 NA NA NA 75 75 75 70 NA NA NA 75 70 NA	70 70 70 NA NA NA NA 70 70 65 NA NA 70 70 65 NA	
700 680 660	2,000,000 2,500,000 3,000,000 3,500,000 4,000,000 1,000,000 2,000,000 2,500,000 1,500,000 1,500,000 2,500,000 1,500,000 1,500,000 2,500,000 1,500,000 2,500,000 2,500,000 1,000,000 1,500,000 1,000,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,500,000 1,000,000	85 80 75 70 NA 85 85 85 75 75 70 85 80 75 70 80 80 80 80	80 75 70 65 NA 80 80 75 70 70 65 80 80 75 70 65 80 75 70 65 70 65 70 65 75 70 65 75	75 75 75 70 NA NA 75 75 70 65 65 65 NA 75 75 70 65 65 65 75 70 65 65 75 70 70 70 70 70 70 70 70 70 70 70 70 70	80 80 75 NA NA NA 80 80 80 75 NA NA 80 80 75 NA NA NA NA NA	75 75 70 NA NA NA 75 75 75 77 70 NA NA NA 75 75 70 NA	70 70 70 NA NA NA 70 70 65 NA NA 70 70 65 NA NA NA 70 70 NA NA NA NA NA NA NA	



Series V: Prime – Full Doc and Alt Doc, cont.

Series V: Prime - F	ull Doc and Alf Doc, col	nt.						
			Property Ty	ре				
☐ Single Family: Att	tached, Detached							
2-4 Units and Co	ndominiums: Max LTV/CLTV	85%						
□ Condo Hotel: Ma	x LTV/CLTV 85%, Max Loai	n Amount \$2,500,000						
□ Rural: Max LTV/0	CLTV 80% Purchase, 75% Re	efinance						
			Housing Hist	tory				
Housing Hi	ctory	1x30x12	110031119 11131	0x60x12	0x90x12			
	LTV/CLTV: Purchase See matrix above 80 70							
	Max LTV/CLTV: Refinance See matrix above 75 NA							
Max Loan Amt: See matrix above \$1,500,000 \$1,000,000								
Credit Event Seasoning								
	/SS/DIL/PreFC/MC: >= 36 Mo >= 12 Mo							
	Max LTV/CLTV: Purchase See matrix above 80 70							
,	Max LTV/CLTV: Refinance See matrix above 75 NA							
Max Loa	n Amt:	See matrix above		\$1,500,000	\$1,000,000			
		Forbearance, Modifica	·	12 Mo to be treated as 0x90x12	2			
			State Eligibi	•				
 State Overlays for 	or CT, FL, IL, NJ, NY: Max LT\	//CLTV limited to 85% for pure	chase and 80% for re	finance transactions and max loar	amount is limited to \$2.0MM			
Ineligible location	s: Puerto Rico, Guam, & the	US Virgin Islands						
			Declining Ma	ırket				
lf appraisal report ider	ntifies the property in declini	ng market, max LTV/CLTV is lir	mited to 85% for purc	chase and 80% for refinance, max	loan amount limited to \$2.0MM			
			General Require	ements				
Product Type	☐ Fixed Rate Terms: 15,	30, 40-years \(\sigma 5/6	•	6 ARM with 30-year term				
Interest Only	☐ Min Credit Score: 660		x LTV: 90%		ble when combined with interest only feature			
Loan Amounts	☐ Min: 150,000			yeur leitit Akms eligit	5.5en combined with interest only redible			
			x: 4,000,000					
Loan Purpose	□ Purchase, Rate/Term,							
Occupancy	☐ Primary, Second Home							
Acreage	☐ Property up to 20-act	es max						
Cash-In-Hand	☐ Max Cash-In-Hand: Ui	nlimited						
Appraisals								
	☐ 2 nd Appraisal required	I for loans > \$2,000,000.						
			Income Require	ements				
	Standard Doc:							
		ubs, W-2's, 1-year or 2-years o	of Tax Peturns IPS For	rm 4506-C Verbal VOE				
	- ' ' '	or 2-years of Personal and B						
		Tor 2-years or reisonar and b	bosiness rax keroris, r	15 T &L, 1K3 TOTHI 4300-C				
	□ AUS Findings:	and the standard to the deal and the first						
	ŭ	st be included in the loanfile for	ŭ					
Standard Doc or AUS		ove/Ineligible or Freddie Mac I	. ,	_	70			
Findings	·		nber of financed prope	erfies, credit score < /20 when bo	prover has ≥ 7 financed properties, refinances	exceeding		
	75% LTV subject to Veru	. •						
	o Fannie Mae: DU Appr							
	Freddie Mac: LPA Acc	. , .						
	Caution or Refer with							
	· '	be used for income documentar						
	Appraisal must follow	the requirements of this progra	am					
Personal Bank	□ 12- or 24-months of p	personal and 2-months of busine	ess bank statements.					
Statements	· ·			- or 24-months of personal statem	ents divided by the number of statements.			
	 Qualifying income is determined by the total eligible deposits from the 12- or 24-months of personal statements divided by the number of statements. The business bank statements must reflect business activity and transfers to the personal account. 							
D D I			<u> </u>	<u> </u>				
Business Bank	12- or 24-months of business bank statements. Qualifying income is determined by one of the following analysis methods:							
Statements	Fixed Expense Ratio (50%)							
	 Expense ratio provided by a 3rd party (CPA, EA, or tax preparer) min ratio of 10% 							
	○ 3 rd party prepared Pre	ofit & Loss Statement (CPA, EA	, or tax preparer)					
Profit & Loss	☐ 12- or 24-months CPA	A/EA/CTEC/Tax Attorney prep	oared Profit & Loss Sta	atement Only				
Statement Only	□ CPA/EA/CTEC/Tax A	ttorney must attest they have c	completed or filed the	borrower's most recent business to	ax return			
	□ Max 1x30x12 housing							
	☐ Min 36 months credit event seasoning							
Written VOE								
Written VOE	☐ FNMA Form 1005		. (1 .) 1					
		•	ents reflecting deposit	(s) from employer on each of the s	statements			
	☐ Max 1x30x12 housing	-						
	☐ Min 36 months credit €	event seasoning						
IRS Form 1099	□ 1-year or 2-years 10	99						
	☐ Fixed Expense Ratio o	of 10%						
	•	support continued receipt of ir	ncome from same sour	ce				
Asset Utilization								
	☐ Max 1x30x12 housing							
	 □ Max 1x30x12 housing □ Min 36 months credit € 	•						

Page | 3



Prime Ascent – Standard Doc and Alt Doc, continued

	Underwri	ting Requirements			
Credit Score	Use representative credit score of the borrower with the highest	Assets	☐ Min of 30-days asset verification required; any large deposit must be		
Reserves	□ LTV <= 80%: 3-months of PITIA □ LTV 80.01 to 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	 		
Gift Funds	☐ Min contribution: 5% primary/second home, 10% investment	Document Age	□ 120-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 Penalty — Investment 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 & NJ □ Penalties not allowed on loan amounts less than \$319,777 in PA □ Only declining prepayment penalty structures allowed in MS □ Penalties on 1-2 unit properties cannot exceed 1% of the loan balance during the 1" five years in OH		
crows	 □ HPML loans require escrows for property taxes, hazard insurance, and flood insurance (if applicable) □ See waiver options in Section 2.4.5 – Escrow/Impounds for non-HPML and Business Purpose loans 				

Revision 06.05.2025 Page | 4

This is intended for mortgage professionals only, not consumers.