

Primary Residence							
	Units	Maximum Loan Amount	Maximum LTV/CLTV/HCLTV	Minimum Credit Score	Max DTI	Minimum Reserves	
Purchase and Rate & Term Refinance	1-Unit	\$1,500,000	80%	680	45%	3 months	
		\$2,000,000					
		\$2,500,000	75%			6 months	
		\$3,000,000					
	2-4 Units	\$3,000,000	70%	680		3 months	
		\$1,500,000	75%	720		6 months	
\$3,000,000							
Cash-Out Refinance	1-Unit	\$1,500,000	75%	680	45%	Minimum Reserves	Max Cash-Out
		\$1,500,000	80%	700		3 months	
		\$2,000,000	75%	680		3 months	
		\$2,000,000	80%	700		6 months	
		\$2,500,000	65%	680			
		\$2,500,000	70%	700			
		\$2,500,000	75%	720			
		\$3,000,000	65%	700			
		\$3,000,000	70%	720			
		2-4 Units	\$1,500,000	70%		720	
	\$2,000,000		6 months				
	Second Home						
	Units	Maximum Loan Amount	Maximum LTV/CLTV/HCLTV	Minimum Credit Score	Max DTI	Minimum Reserves	
Purchase and Rate & Term Refinance	1-Unit	\$1,500,000	80%	680	45%	3 months	
		\$2,000,000	80%	700		6 months	
		\$2,500,000	75%	680			
Cash-Out Refinance	1-Unit	\$1,500,000	75%	680	45%	Minimum Reserves	Max Cash-Out
		\$2,000,000	75%	680		3 months	
		\$2,500,000	70%	720		6 months	
		\$2,500,000	65%	680			
	2-4 Units	\$1,500,000	70%	720		6 months	

Investment Property							
Purchase and Rate & Term Refinance	Units	Maximum Loan Amount	Maximum LTV/CLTV/HCLTV	Minimum Credit Score	DTI	Minimum Reserves	
		\$1,500,000	75%	680	45%	3 months	
		\$2,000,000	75%			6 months	
Cash-Out Refinance	Units	Maximum Loan Amount	Maximum LTV/CLTV/HCLTV	Minimum Credit Score	Max DTI	Minimum Reserves	Max Cash-Out
	1-4 Units	\$1,500,000	70%	680	45%	3 months	\$500,000
		\$2,000,000				6 months	
Follow Applicable AUS Guidelines for Any Issue Not Addressed Below alignment with AUS Agency guidelines and is subject to change.							
Ability to Repay and Qualified Mortgage Rule	<ul style="list-style-type: none"> All loans must meet the Ability to Repay and Qualified Mortgage standards set forth in General QM Loan Definition of Reg. Z, effective April 1, 2022, including the Safe Harbor Verification provisions, as codified in the official commentary to Regulation Z, comment 43(e)(2)(v)(B)-3. 						
Age of Documents	<ul style="list-style-type: none"> For new and existing construction, credit documents must be ≤ 4 months old (DU) or 120 days (LPA) on the date the note is signed, including credit reports and employment, income and asset documents. Preliminary Title Policies must be no more than 90 days old on the date the note is signed 						
Declining Markets	<ul style="list-style-type: none"> Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser. 						
Appraisals	<p>All appraisals must comply with applicable regulations and standards, including but not limited to USPAP, FIRREA, AIR, and HVCC compliance.</p> <ul style="list-style-type: none"> All appraisals must be completed on the most current Agency appraisal forms as stipulated in the Seller's Guide and conform to Agency appraisal practices and eligibility requirements. All loans require a full interior/exterior appraisal. Properties with a C5 property condition rating are not allowed. Escrow holdbacks are not allowed. All appraisal deficiencies must be resolved prior to delivery to lender with an update including photos to evidence completion. <ul style="list-style-type: none"> Two (2) full appraisals are required for loan amounts >\$2,000,000. LTV/CLTV will be based on the lower of the two values. All inconsistencies between the two appraisals must be addressed and reconciled. •Appraisals transferred or assigned from another lender are not acceptable. <p>Third Party Appraisal Review</p> <ul style="list-style-type: none"> Desk Review required when CU Score > 2.5 or no score. Order from: CDA (Clear Capital) or AAR (Stewart Valuation) Desk review is not required when there are 2 appraisals. Desk review must not be over 120 days old from note date. All discrepancies between the appraisal and the desk review must be reconciled. If the desk review produces a value more than a 10% negative variance to the appraised value, the loan is not eligible for purchase; provided, the seller has the option to order a Field Review to support the appraised value. If the field review also produces a value more than a 10% negative variance to the appraised value, then the loan will remain ineligible for purchase. <p>Properties Located in a Disaster Area</p> <p>The following is required for properties located in a FEMA declared disaster zone to be eligible for purchase:</p> <ul style="list-style-type: none"> If the property is in a zone where a Disaster End Date has been declared by FEMA, lender will order a post disaster inspection prior to loan purchase to confirm the property value has not been impacted by the disaster. If the property is in a zone where a Disaster End Date has not been declared by FEMA, in addition to the above inspection requirement, a date and time stamped area map from a state or county agency or 						

	<p>similar, showing the subject property in relation to the disaster area is required to evidence that the property is outside of current known disaster boundaries.</p> <p>For scenarios not addressed in this section please contact Scenarios Desk</p>
AUS	<ul style="list-style-type: none"> Loans must be underwritten through DU or LPA Agency High Balance/Super Conforming loan amounts require a DU Approve/Eligible or LPA Accept/Eligible Jumbo loan amounts require a DU Approve/Ineligible or LPA Accept/Ineligible (ineligible due to loan amount only) Manual UW is not permitted
Borrower Eligibility	<ul style="list-style-type: none"> The maximum exposure to LENDER for a borrower is 10 loans or \$5,000,000. A comprehensive fraud report (FraudGuard or similar) must be included in each file. The report should provide loan-level information on valuation, fraud detection and include a comparison of all participant names against industry watch and exclusionary lists such as OFAC. All red flags on the report must be addressed and cleared. A first-time homebuyer is defined as a borrower who has not had ownership interest in a property within the last three (3) years from the application date. LENDER does not allow the use of verification of asset reports to identify recurring rent payments to potentially enhance the AUS credit assessment. <ul style="list-style-type: none"> Owner-occupied only Maximum 80% LTV/CLTV Maximum loan amount \$2,000,000 The following borrowers are not eligible. <ul style="list-style-type: none"> Borrowers with only an ITIN Irrevocable trusts Borrowers who are party to a lawsuit Borrowers with diplomatic immunity Foreign Nationals Non-permanent Resident Aliens Jumbo Express 4 <ul style="list-style-type: none"> Ownership must be fee simple only and must be in the name of the individual Borrower(s) or Trust. Borrower(s) may hold title as follows: <ul style="list-style-type: none"> Individual Joint Tenants
Condominiums	<ul style="list-style-type: none"> Non-Warrantable Condominiums ineligible Condo projects located in Florida must meet all Agency condo requirements and are not eligible as non-warrantable condominiums.
Credit	<ul style="list-style-type: none"> Fraud Report (e.g., DataVerify) required <ul style="list-style-type: none"> Any potential findings must be satisfactorily cleared up prior to closing No credit bureaus may be frozen. Borrowers must unfreeze all bureaus and the AUS rerun with updated credit Mortgage Payment History <ul style="list-style-type: none"> A minimum of twenty-four (24) months verified mortgage history is required with 0x30X12 and 0X60X24 payment history measured from the credit report date. On the credit report date, the existing mortgage(s) must be current, which means no more than 45 days have elapsed since the last paid installment date. A minimum of twelve (12) months verified rental history is required with 0X30X12 payment history. For rental verification, a standard VOR completed by a professional management company or 12 months bank statements/canceled checks and a lease agreement to document the term and payment are required. Borrowers with no mortgage/rental history due to a residence scenario requiring no mortgage or rental payments are eligible with a satisfactory letter of explanation. If the housing history reflects a forbearance arrangement, the payment history must reflect 0x30X12 and 0X60X24 in the most recent 24 months since exiting forbearance. The payment history must be provided by the lender/servicer.

Derogatory Credit	<ul style="list-style-type: none"> • Minimum 7-year seasoning on all major derogatory credit events including bankruptcy (7,11,13) multiple bankruptcies, foreclosures, deed-in-lieu of foreclosure, pre-foreclosure sale (short sale), mortgage charge-off • Modifications that were not the result of a distress situation are not subject to the waiting period. • Satisfactory explanation for any delinquent credit from the borrower is required. • Borrower must pay off all delinquent credit that has the potential to impact lien position. • Liens, Judgments, Collection accounts or charged-off accounts do not need to be paid off if the balance of an individual account is less than \$1,000 or if there are multiple accounts the total balance of all accounts cannot exceed \$2,500.
Documentation: Income & Assets	<p>Income Follow the AUS and applicable current Agency guide requirements unless other addressed below:</p> <ul style="list-style-type: none"> • Commission/Bonus income must be documented with a written VOE breaking down the bonus or commission income for the past 2 years or a year-to-date paystub and W-2's supporting the income. Commission/Bonus income with less than a 2-year history may not be used for qualifications. • Tax transcripts are not required to be obtained from the IRS on loans where the AUS • Validates the income (DU Day 1 Certainty or LPA Asset and Income Modeler). For all other loans, tax transcripts are required to be obtained from the IRS for each tax year the AUS requires W-2s, 1099s or tax returns. Wage transcripts are acceptable for W-2 borrowers, and 1099 transcripts are acceptable for 1099 borrowers. Tax transcripts are not required for newly received income such as retirement, social security and trust income that would not appear on the prior year tax returns. Borrower pulled transcripts are not acceptable. The IRS transcripts and the supporting income documentation provided by the lender must be consistent. • Income produced or in relation to federally prohibited activities is not eligible. <p>Assets Follow the AUS and applicable current Agency selling guide requirements unless otherwise addressed below.</p> <ul style="list-style-type: none"> • Business assets used must be accompanied by either a CPA/Tax Preparer letter confirming that the withdrawal of the funds from the business will not harm the financial strength of the business or a cash flow analysis that meets the applicable Agency requirements. • Gifts of equity are not allowed. • Equity lines of credit, gift funds, business assets and cash out from the subject property on refinance transactions are not acceptable sources to meet the reserve requirement.
Eligible Mortgage Products	<ul style="list-style-type: none"> • Fixed Rate 15 and 30 years fully amortizing
Ineligible Transactions	<p>Follow the AUS and applicable current Agency selling guide requirements unless otherwise addressed below.</p> <p>Ineligible:</p> <ul style="list-style-type: none"> • Shared appreciation loans • The assignment of a purchase contract is not eligible unless the transferor is a family member and there is no change to the purchase price. • Texas 50(a)(6) loans • Single-Closing Construction-to-Permanent financing • eMortgages and eNotarizations • Escrow holdbacks • High-Cost Loans • Higher Priced Mortgage Loans (HPML) transactions • Higher Priced Covered Transactions (HPCT) • Temporary Interest Rate Buydowns • To be eligible for purchase, the period between the closing date and the lock date cannot exceed 90 days.
Minimum Loan Amount	<ul style="list-style-type: none"> • \$1 above the conforming standard loan limit
Occupancy	<ul style="list-style-type: none"> • Primary residence - 1-4-units • Second homes - 1-unit only • Investment 1-4 units
Property: Eligible Types	<ul style="list-style-type: none"> • Single family attached/detached • 1-4-units attached/detached • PUDs • Low-rise and high-rise condominiums (must be Agency eligible)

<p>Property: Ineligible Types</p>	<ul style="list-style-type: none"> • Manufactured homes • Factory Built housing • Mobile homes • Cooperatives • New condos, unless PERS approved • Condotels • Non-warrantable condos • Hotel Condominiums • Working Farms and Ranches • Hobby farms • Leaseholds • Unique properties • Property with oil and gas lease • Geodesic or berm homes • Land Trust, including community land trusts • Condition Rating of C5/C6 or a Quality Rating of Q6 • Properties located in Hawaii Lava Zone 1 or 2; Puerto Rico, Guan, US Virgin Islands • Properties zoned commercial, agricultural (>20 acres), or mixed use • Properties with evidence of commercial production of marijuana, including but not limited to grow rooms, or hydroponic equipment • Properties with PACE or HERO liens (unless paid off prior to or at closing)
<p>Property Flipping Policy</p>	<ul style="list-style-type: none"> • Properties that involve a re-sale that occurred within the last 180 days that have a non-arm's length relationship between the buyer and seller and an increase in value are prohibited. Time frame is established by seller's date of acquisition as the date of settlement on the seller's purchase of that property and the execution of a sales contract to another party
<p>Recently Listed Properties</p>	<ul style="list-style-type: none"> • No Cash-Out Transaction <ul style="list-style-type: none"> ○ The subject property must not be currently listed for sale. It must be taken off the market on or before the disbursement date ○ Borrowers must confirm their intent to occupy the subject property (for principal residence transactions) • Cash-Out Transaction • A property listed for sale within the six months preceding the application date is ineligible.
<p>Reserves</p>	<ul style="list-style-type: none"> • Refer to the eligibility matrices above • If the borrower owns other financed properties, additional reserves must be calculated and documented for financed properties other than the subject property and the borrower's principal.
<p>State Restrictions</p>	<ul style="list-style-type: none"> • Illinois Land Trust Vesting's are not eligible • Texas 50 (a)(6) refinance mortgages are not eligible
<p>Title</p>	<ul style="list-style-type: none"> • Follow applicable AUS for title requirements • Attorney opinion letters are ineligible • PACE/HERO liens must be paid off and removed at or prior to closing. Subordination is not acceptable • Solar liens or leases must be subordinated to the subject transaction ▪ UCC filings must be removed or subordinated