

**NQM1**

Purchase and Rate & Term Refinance				Cash-Out Refinance			
Occupancy	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score	Occupancy	Maximum Loan Amount	Maximum LTV/CLTV	Minimum Credit Score
Owner Occupied	\$2,000,000	80%	660	Owner Occupied	\$1,500,000	70%	660
	\$3,000,000	85%	680		\$2,000,000	80%	680
					\$3,000,000	80%	720
Second Home	\$2,000,000	80%	660	\$3,000,000	70%	680	
				\$3,000,000	80%	680	
	\$2,000,000	85%	680	\$3,000,000	70%	680	
Investment	\$2,000,000	80%	680	Investment	\$2,000,000	75%	680
	\$2,000,000	70%	660		\$3,000,000	70%	740
	\$3,000,000	75%	720				

  

General Information		
<b>Minimum Loan Amount</b>	\$100,000	
<b>Products</b>	<ul style="list-style-type: none"> <li>30-Year fixed fully amortizing</li> <li>30 (10/20) and 40 (10/30) Year fixed Interest Only</li> <li>ARM products: not allowed</li> </ul>	
<b>Interest Only</b>	Reduce maximum LTV/CLTV 5%	
<b>First-Time Homebuyer</b>	<ul style="list-style-type: none"> <li>0X30X12 rental payment history. No living rent-free situation.</li> </ul>	
<b>Maximum Cash-Out</b>	<ul style="list-style-type: none"> <li>LTV/CLTV ≤ 70%: no limit</li> <li>LTV/CLTV &gt; 70%: \$500,000</li> </ul>	
<b>Document Types</b>	<ul style="list-style-type: none"> <li>24-month full doc</li> <li>12- and 24-month personal and business bank statements</li> <li>1- and 2-Year 1099</li> <li>12-month P&amp;L: maximum LTV/CLTV 80%</li> <li>WVOE: not allowed</li> </ul>	
<b>Maximum DTI</b>	50%	
<b>Reserves</b>	<ul style="list-style-type: none"> <li>Loan Amount ≤ \$2,000,000: 6 months</li> <li>Loan Amount &gt; \$2,000,000 – Owner Occupied and Second Home: 9 months</li> <li>Loan Amount &gt; \$2,000,000 - Investment: 12 months</li> </ul>	
<b>Owner Occupied: 2-Unit Properties</b>	Maximum LTV/CLTV 80%	
<b>Warrantable Condominiums</b>	No overlays	
<b>Non-Warrantable Condominiums</b>	Ineligible	
<b>Co-Ops</b>	ineligible	
<b>Rural Properties</b>	No overlays	
<b>Additional Prepayment Restrictions</b>	New Jersey: not allowed	
<b>Declining Markets</b>	Reduce maximum LTV/CLTV by 10% for any property located in an area of declining value as reported by the appraiser.	
<b>Land to Value</b>	Acreage and land value must be typical and common for the subject's market. Maximum acreage permitted is 20 acres. Special consideration must be taken for properties with land values that exceed 35% of the total property value to ensure the value is justified and the property has marketability. The appraisal report must provide data which indicates like-size properties with similar land values are typical and common in the subject's market area.	
<b>Borrower Eligibility</b>	Maximum 10 loans or \$5,000,000 to each borrower with OnyGlo	
	<b>Eligible</b>	<b>Ineligible</b>
	<ul style="list-style-type: none"> <li>US Citizens</li> <li>Permanent Resident Aliens</li> </ul>	<ul style="list-style-type: none"> <li>Irrevocable Trusts</li> <li>Illinois Land Trusts</li> </ul>
	<ul style="list-style-type: none"> <li>Non-Permanent Resident Aliens with a lawful residency</li> <li>Inter-Vivos Revocable Trust</li> </ul>	<ul style="list-style-type: none"> <li>Borrowers with diplomatic immunity or otherwise excluded from United States jurisdiction. No Foreign Nationals</li> <li>Land Trust</li> </ul>

		<ul style="list-style-type: none"> <li>• Corp, LLP or Partnership</li> </ul>
<b>Non-Occupant Co-borrowers</b>	<ul style="list-style-type: none"> <li>• Occupying borrowers must demonstrate sole financial capacity for the mortgage by not exceeding a 43% DTI</li> <li>• 1-unit Primary Residence for the occupying borrower.</li> <li>• A family member or other similar long-standing relationship to the borrower.</li> </ul>	
<b>First Time Homebuyer</b>	<ul style="list-style-type: none"> <li>• Not permitted for Interest Only</li> </ul>	
<b>Age of Document</b>	<ul style="list-style-type: none"> <li>• 120 days at time of closing</li> </ul>	
<b>Minimum Credit Requirements</b>	<p>Each borrower must have an established credit history, and the following must appear on the credit report:</p> <ul style="list-style-type: none"> <li>• A minimum of 2 trade lines with 24 months history or more</li> <li>• At least 1 of these must be opened/active for at least 12 months.</li> <li>• Authorized user accounts will be considered as credit reference.</li> <li>• Documented VOR may be count as a tradeline</li> </ul>	
<b>Mortgage/Rental History</b>	<ul style="list-style-type: none"> <li>• A 12-month mortgage rating is required. If it is a private mortgage, a 12-month bank statements or cancelled checks will be required or</li> <li>• A 12-month VOR through professional management or a 12-month cancelled checks</li> <li>• Forbearance or repayment for any financed property must be completed with a ll related financial obligations satisfactorily met and at least 3 consecutive timely payments made as of the application date of the new loan.</li> </ul>	
<b>Credit Events</b>	BK, Foreclosure, NOD, DIL, Short Sales	<ul style="list-style-type: none"> <li>• 4 years must have elapsed from completion date to application date</li> <li>• If multiple events, at least 7 years have elapsed since the last event</li> </ul>
	Collections, Charge-Offs, Judgments & Liens	<ul style="list-style-type: none"> <li>• Any delinquent that will impact title must be paid prior to or at closing</li> <li>• Non-medical collection, judgment, charge off that are not title impact are not required to be paid if the total sum is ≤ \$10,000.</li> </ul>
	Delinquent Credit belonging to an Ex-spouse	<ul style="list-style-type: none"> <li>• Copy of the final divorce decree or separation agreement which shows the derogatory accounts belong solely to the ex-spouse</li> </ul>
		<ul style="list-style-type: none"> <li>• Late payments occurred after the date of the final divorce/separation agreement.</li> <li>• If debt is a mortgage, evidence of title transfer PRIOR to any delinquent must be provided &amp; evidence of buyout as part of court proceedings.</li> </ul>
	Delinquent Credit belonging to Co-Signer	<ul style="list-style-type: none"> <li>• Delinquent credit belongs to a co-signer must be considered when evaluating the loan.</li> </ul>
	<b>Multiple Financed Properties</b>	<ul style="list-style-type: none"> <li>• No more than 20 financed properties including the primary residence</li> </ul>
<b>Ineligible Transaction</b>	Blanket Loans	<ul style="list-style-type: none"> <li>• Lease Purchase Option</li> </ul>
	Bridge Loans on subject property	<ul style="list-style-type: none"> <li>• Loans with Shared Appreciation 2<sup>nd</sup> liens</li> </ul>
	Guilder/Seller Bailout	<ul style="list-style-type: none"> <li>• Model Home Lease Back</li> </ul>
	Foreclosure Bailout	<ul style="list-style-type: none"> <li>• Refinancing a subsidized loan including Habitat for Humanity, USDA, FHA w/recapture or any City/County Grant</li> </ul>
<b>Property Types</b>	<b>Eligible</b>	<b>Ineligible</b>
	<ul style="list-style-type: none"> <li>• 1-2 unit owner-occupied</li> <li>• 1-4 unit investment Properties</li> <li>• PUD</li> <li>• 1 unit with ADU. Must meet OnyGlo guidelines</li> <li>• 1 unit second homes</li> <li>• All FNMA warrantable condominium with a minimum of 400 sqft.</li> </ul>	<ul style="list-style-type: none"> <li>• Modular Homes</li> <li>• Geodesic/Dome Homes</li> <li>• Earth/Berm Homes</li> <li>• Condotels or Condo Hotels</li> <li>• Log Homes</li> <li>• Condominium Conversions</li> <li>• Co-ops</li> <li>• Non-Warrantable Condominiums</li> </ul>

	<ul style="list-style-type: none"> <li>• Maximum 20 acres</li> <li>• Leaseholds that meet FNMA guidelines</li> <li>• Rural properties that meet OnyGlo guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• Timeshares</li> <li>• Unique Properties</li> <li>• Mixed Use Properties</li> <li>• Commercial/Commercially Zoned Properties</li> <li>• Properties Greater than 20 Acres</li> <li>• Farms/Working farms</li> <li>• Properties located in the Puerto Rico, Guam and US Virgin Islands</li> <li>• Corporate Properties</li> <li>• Properties with Environmental Hazards</li> <li>• Dwellings with &gt;4 Units</li> <li>• Escrow Holdback not allowed. Any inadequacies determined by the appraisal must be remediated prior to closing.</li> <li>• Properties located in Lava Zones</li> <li>• Properties located on Indian/Tribal Land</li> </ul>
<p><b>Appraisal Requirements</b></p>	<ul style="list-style-type: none"> <li>• One full appraisal is required on all loans. Two full appraisals are required for loan amounts &gt;\$2,000,000 and loans subject to 12 C.F.R. § 1026.35 of Regulation Z. The lower of the two (2) appraised values will be used to determine the LTV/CLTV/HCLTV, unless the sales price is lower than both appraisals (in which case the sales price will be used to determine loan to value). Appraisals must be completed by two (2) different, independent appraisers.</li> <li>• Appraisals transfer or assigned from another lender are acceptable.</li> <li>• CDA is required when the CU score is &gt; 2.5 and file does not include two appraisals</li> <li>• If the desk review produces a value in excess of a 10% negative variance to the appraised value, the loan is not eligible for purchase; however, the seller has the option to order a Field Review to support value. If the field review also produces a value in excess of a 10% negative variance to the appraised value, then the loan remains not eligible for purchase.</li> </ul>	
<p><b>Rate &amp; Term Refinance</b></p>	<ul style="list-style-type: none"> <li>• Max cash to borrower may not exceed \$5,000</li> <li>• Property listed for the sale is ineligible unless the listing was withdrawal prior to date of closing.</li> <li>• Property owned free &amp; clear is not eligible</li> <li>• Buyout an owner's interest is permitted, follow FNMA guidelines</li> <li>• Max principal reduction is the lesser of \$2500 or 2% of loan amount.</li> </ul>	
<p><b>Cash-Out Refinance</b></p>	<ul style="list-style-type: none"> <li>• Borrower received more than \$5,000 cash back will be considered a cash-out transaction.</li> <li>• A minimum of 6 months must have elapsed since the most recent mortgage transaction on the subject property from existing Note date to proposed Note date.</li> <li>• Financing of a free &amp; clear property</li> <li>• Maximum amount of cashout for a cash-out transaction is \$1,000,000</li> <li>• Property listed for the sale is ineligible unless the listing was withdrawal prior to date of closing.</li> <li>• TX50(a)(6) is ineligible.</li> <li>• Cash-out may be used for reserves</li> </ul>	
<p><b>Continuity of Obligation for all Refinance transaction</b></p>	<ul style="list-style-type: none"> <li>• At least 1 borrower obligated to a new loan was also on the existing loan that is being refinanced.</li> <li>• Borrower has been on title for at least 6 months and has either paid the mortgage for last 6 months or can demonstrate a relationship (parent, spouse, domestic partner, sibling) with current obligor.</li> <li>• Borrower has recently inherited or was legally awarded the property.</li> <li>• The existing loan being refinanced and title has been held in the name of a natural person or a LLC as long as the borrower was a member of the LLC prior to transfer. The loan must have been transferred out of LLC prior to application.</li> <li>• Transfer of ownership from a corporation to an individual does not meet Continuity of Obligation.</li> </ul>	
<p><b>Delayed Financing</b></p>	<ul style="list-style-type: none"> <li>• The original purchase transaction was an arms-length transaction</li> </ul>	

	<ul style="list-style-type: none"> <li>Borrower initially purchased the property must be one of the following: <ul style="list-style-type: none"> <li>A natural person, an eligible inter-vivos revocable trust, when the borrower is both the individual establishing the trust &amp; the beneficiary of the trust.</li> <li>An eligible land trust when the borrower is the beneficiary of the land trust or an LLC/partnership in which the borrower has an individual or joint ownership of 100%.</li> </ul> </li> <li>Final Closing Disclosure to confirm no mortgage financing was used and provide source of funds for the purchase transaction.</li> <li>New loan amount can be no more than the actual documented amount of borrower's initial investment to purchase the property plus the financing of all closing costs for the new mortgage. Subject to the max LTV/CLTV/HCLTV for the transaction using current appraised value.</li> <li>Cash-out pricing is applicable</li> </ul>
<b>Subordinating Financing</b>	<ul style="list-style-type: none"> <li>A fully executed copy of the subordination agreement verifying our lien is in first lien position.</li> <li>The subordinate financing was provided by a financial institution.</li> <li>Copy of the note is provided and reviewed to ensure terms are consistent with other requirements of program guides</li> <li>Property was not listed for the last 6 months from the date of the initial URLA</li> </ul>
<b>Assets</b>	
<b>Eligible</b>	<b>Ineligible</b>
<ul style="list-style-type: none"> <li>Checking/Savings</li> </ul>	<ul style="list-style-type: none"> <li>Cash-on-hand</li> </ul>
Money Market/Certificate of deposit	<ul style="list-style-type: none"> <li>Cryptocurrency</li> </ul>
Gift or grant which does not have a repayment	<ul style="list-style-type: none"> <li>Gift from seller-funded programs</li> </ul>
Loan Proceeds from secured asset	<ul style="list-style-type: none"> <li></li> </ul>
Liquidation of stock, retirement account, CD	<ul style="list-style-type: none"> <li>Gift funds which require a repayment</li> </ul>
Proceeds from sale of real estate	<ul style="list-style-type: none"> <li>Personal unsecured loans</li> </ul>
	<ul style="list-style-type: none"> <li>Shared Appreciation second liens</li> </ul>
Funds from a business account (if the Borrower owns at least 50% of the company and the company's CPA or licensed tax preparer provides a statement indicating withdrawal of the funds will not negatively impact the business or meets FNMA guidance for cash flow analysis) may be used for down payment and closing costs.	<ul style="list-style-type: none"> <li>Sweat Equity</li> </ul>
Any payment received as a result of being a party to the sales transaction (i.e., real estate sales commission) after Borrower has met the minimum down payment requirement.	
<p>Funds for the closing &amp; reserves may be verified by any of the following:</p> <ul style="list-style-type: none"> <li>Verification of Deposit (such as FNMA Form 1006) executed by the financial institution, to include the current balance and the average balances for the preceding two (2) months.</li> <li>One month checking and/or savings account statements with beginning and ending balance.</li> <li>One (1) quarterly account statement.</li> <li>Funds held jointly with a non-borrowing spouse are considered the Borrower's funds. Funds held jointly with any other non-borrowing person may be considered if joint account holder is also a title holder on the subject property or a written verification of deposit or an access letter is provided showing the Borrower has authorized access to all funds as though they solely belong to the Borrower.</li> <li>Stocks, bonds and retirement funds may be used at 70% of value for reserves</li> </ul>	
<b>Chain of Title</b>	<ul style="list-style-type: none"> <li>All transactions require a minimum 12-month chain of title.</li> </ul>
<b>IPC</b>	<ul style="list-style-type: none"> <li>Maximum third-party concessions (as a percentage of the purchase price) are equal to 6% for LTVs of 80% and less; 3% for LTVs greater than 80%.</li> </ul>