				alt/
				Matrix
Score	Max Loan - Amount	Primary Max LTV - Purchase	Max LTV - Rate & Term	Max LTV - Cash-Out
	≤ \$1,000,000	90	90	80
≥ 720	\$1,500,000	90 85	90 85	80
	\$3,000,000	75	75	70
*2yr Income Doc Type	\$4,000,000* d Home LTV Reduction	70	70	- 5%
5000	\$1,000,000	85	85	80
700 - 719	\$1,500,000 \$2,000,000	85	85	80
	\$3,000,000	75	75	70
	\$3,500,000	70	70 5%	60 5%
Second	d Home LTV Reduction ≤ \$1,000,000	85	85	80
680 - 699	\$1,500,000 \$2,000,000	85	85	75 70
	\$3,000,000	75	75	65
Second	d Home LTV Reduction ≤ \$1.000.000	5%	5% 80	5% 75
660 - 679	\$1,500,000	80	80	75
Second	\$2,500,000 d Home LTV Reduction	75 5%	70 5%	65
Second	\$1,000,000	75	75	70
640 - 659	\$1,500,000	75	75	65
*2yr Income Doc	\$2,000,000 \$2,500,000*	70 70	70 70	60
	d Home LTV Reduction ≤ \$1,000,000	5% 70	10% 70	10%
620 - 639	≤ \$1,000,000 \$1.5MM	70 70	70 70	65
e,	\$2.0MM d Home LTV Reduction	70	70 10%	50
		(INV) Non-Owner - Income Qual (I.Q.)		•
Score	Max Loan - Amount \$3.500.000	Max LTV - Purchase 70	Max LTV - Rate & Term 70	Max LTV - Cash-Out 60
≥ 720	\$3,000,000	75	75	65
700 - 719 680 - 699	\$2,500,000	80	75	70
680 - 699 640 - 679	\$2,000,000 \$1,500,000	85 75	80 75	75 70
		DSCR ≥ 1.00		1
Score	Max Loan - Amount \$3,500,000	Max LTV - Purchase 70	Max LTV - Rate & Term 65	Max LTV - Cash-Out
≥ 720	\$3,000,000	70	70	65
700 - 719 680 - 699	\$2,500,000	75	70	70
640 - 679	\$1,500,000	75	75	70
620 - 639	\$1,000,000	65	-	-
Score	Max Loan - Amount	DSCR - 0.750 - 0.999 Max LTV - Purchase	Max LTV - Rate & Term	Max LTV - Cash-Out
≥ 680	\$1,500,000	80	80	75
660 - 679 640 - 659	\$1,500,000	70 65	65	60
040-035	31,000,000	DSCR - 0.50 - 0.749 *NO RATIO		
Score ≥ 680	Max Loan - Amount \$1.500.000	Max LTV - Purchase 80	Max LTV - Rate & Term 80	Max LTV - Cash-Out 75
660 - 679	\$1,500,000	70	65	60
		Quick Reference Table		
Exceptions	Granted with Compensating Factors - We make them E			
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Non Warranta	ble Condos Max LI V 75% - See Cookbook for Details		
		/30vr. Fixed w/ First 10vr I/O period		
		/30yr Fixed w/ First 10yr I/O period nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - *Not Allow	red on alt\A refer to ITIN Program Matrix	
Citizenship		/30yr Fixed w/ First 10yr I/O period nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - *Not Allow	red on alt\A refer to ITIN Program Matrix	
Citizenship Occupancy	US Citizens; Permanent Resident Aliens; Non-Permanen Primary   Secondary Homes   Investment Properties	nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - *Not Allow		4ax LTV by 5% (All Buckets)   ≥12 - < 24 months- Max LT
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanen Primary   Secondary Homes   Investment Properties			Max LTV by 5% (All Buckets)   ≥ 12 - < 24 months- Max LT
Citizenship Occupancy Credit Event Seasoning Housing History	US Citizens; Permanent Resident Allens; Non-Permanen Primary   Secondary Homes   Investment Properties BK / FC / DIL / SS / 120 day mtg. Late in the last 36 mont LA. Buckets)	nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - *Not Allow	MM Reduce Max LTV by 5% $\mid$ $\geq$ 24 - < 36 months Reduce I	Max LTV by 5% (All Buckets)   212 - < 24 months- Max LT
Citizenship Occupancy Credit Event Seasoning	US Citizens; Permanent Resident Allens; Non-Permanen Primary   Secondary Homes   Investment Properties BK / FC / DIL / SS / 120 day mtg. Late in the last 36 mont LA. Buckets)	nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - "Not Aliow hs   Standard LA./LTV- > 37 months   $\le$ 36 - 25 months- (&) LA. > \$11	MM Reduce Max LTV by 5% $\mid$ $\geq$ 24 - < 36 months Reduce I	Max LTV by 5% (All Buckets)   2 12 - < 24 months- Max LT
Citizenship Occupancy Credit Event Seasoning Housing History	US Citizens; Permanent Resident Aliens; Non-Permanen Primary   Secondary Homes   Investment Properties BK / FC / DiL/SS / 120 day mtg. Late in the last 36 mont LA. Buckets  Max-2x30x12 Reduce Max LTV by 5% (All buckets)   0x66 Lowest Mid-Score for all borrowers	nt Resident Aliens (WUS Credit) Foreign National / ITIN* - *Not Aliov hs   Standard LA /LTV- > 37 months   < 36 - 25 months (A) LA > \$11 Dx12 Max LT V 70%, Note: Rolling Mortgage Lates are Treated as Sing	MM Reduce Max LTV by 5%   2 24 - < 36 months Reduce l e Event	
Citizenship Occupancy Credit Event Seasoning Housing History Qual FICO Reserves	US Citizens; Permanent Resident Aliens; Non-Permane Primary Jsecondary Homes   Investment Properties BK / FC / DLI / SS / 20 day mtg. Late in the last 36 mont LA Buckets] Max-2x320ni2 Reduce Max LTV by 5% (All buckets)   OnSi Lowest Mid-Score for all borrowers \$20MM-54 coMM IB months   \$2MM - 52 99M 12 month allowed when 50% owner & access letter, Clifts Cannot b	nt Resident Allens (w) US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   < 36 - 25 months - (A) LA - \$11 0x12 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing s   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 te used to meet requirements	MM Reduce Max LTV by 5%   ± 24 -< 36 months Reduce   le Event IK 1 months   FTHB w/ No Rental History - Additional 1 m	
Citizenship Occupancy Credit Event Seasoning Housing History Qual FICO	US Citizens; Permanent Resident Aliens; Non-Permane Primary Jsecondary Homes   Investment Properties BK / FC / DLI / SS / 20 day mtg. Late in the last 36 mont LA Buckets] Max-2x320ni2 Reduce Max LTV by 5% (All buckets)   OnSi Lowest Mid-Score for all borrowers \$20MM-54 coMM IB months   \$2MM - 52 99M 12 month allowed when 50% owner & access letter, Clifts Cannot b	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   < 36 - 25 months (A) LA. > \$11 Dxt2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing s   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$499 le used to meet requirements or setup not allowed   must be <10 acres *Not Allowed on DSCR (*ex	MM Reduce Max LTV by 5%   ± 24 -< 36 months Reduce   le Event IK 1 months   FTHB w/ No Rental History - Additional 1 m	
Citizenhip Occupancy Credit Event Seasoning Housing History Qual FIGO Reserves Rural Property	US Citizens; Permanent Resident Aliens, Non-Permane Primary J Secondary Homes J Investment Properties BK / FC / DiL / SS / 120 day mtg. Late in the last 36 mont L & Budetti) Max-23:0ht2 Reduce Max LTV by 5% (Ali buckets)   0x66 Lowest Mid-Score for all borrowers \$3:0MM-34:0MM IB months   \$2MM-32:2994 12 month allowed when 50% corrers' & access letter, Critis Cannot b Must be residential in nature   Agricultural operations Max 80% LTV wf880- Score Qualify over the fully amonti	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   < 36 - 25 months (A) LA. > \$11 Dxt2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing s   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$499 le used to meet requirements or setup not allowed   must be <10 acres *Not Allowed on DSCR (*ex	MM Reduce Max LTV by 5%   2 24 - < 36 months Reduce I le Event K 3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr)	
Chizenhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Psyment - I/O	US Citizens; Permanent Resident Aliens, Non-Permane Primary J Secondary Homes I Investment Properties BK / FC / DiL / SS / 120 day mtg. Late in the last 36 mont LA. Buckets) Max-20x12 Reduce Max LTV by 5% (Ali buckets)   0x66 Lowest Mid-Score for all borrowers SJ OMM-S4.0MM B months   S2M4 - 52.29M 12 month allowed when 50% conter & a locate lister, citil L2 cannot allowed when 50% conter & a locate Must be residential in nature   Agricultural operations Max 80% LTV w680- Score Qualify over the fully amonth LTV = 50% Unlimited Up to \$2.5MM   LTV >500 Units {	nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - "Not Aliow hs   Standard LA./LTV- > 37 months   < 36 - 25 months- (&) LA. > 51 DXI2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   SLOMM - 5199MM 12 months   \$500K - 999K 6 months   < \$495 is used to meet requirements or setup not allowed   must be <10 acres "Not Allowed on DSCR ("ex zed period - 360 Months	MM Reduce Max LTV by 5%   224 - < 36 months Reduce I le Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements	ionths required   Notes: Cash Proceeds Allowed, Busin
Citizenship Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Payment - UO Max Cash Out	US Citizens; Permanent Resident Aliens; Non-Permane Primary   Secondary Homes   Investment Properties BK / FC / DiL / SS / 120 day mtg. Late in the last 36 mont L. Budietsi Max-20x12 Reduce Max LTV by 5% (Ali buckets)   0x66 Lowest Mid-Score for all borrowers SOMM-34.0MM Bronths   S2M4 - 52.29M 12 month allowed when 50% conter & a locate lister, critic Cannot Max 80% LTV wi680- Score Qualify over the fully amonth LTV = 50% Unlimited Up to \$22.5MM   LTV >500 max \$ Sondard Full Doc 1 or 2 yr   12 - 24 months Bank Stater	nt Resident Aliens (w/ US Credit) Foreign National / ITIN* - "Not Aliow hs   Standard LA./LTV- > 37 months   < 36 - 25 months- (&) LA. > 511 DXIZ Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   S10MM - S199MM 12 months   <500K - 999K 6 months   < 5496 u used to meet requirements or setup not allowed   must be <10 acres "Not Allowed on DSCR ("ex ized period - 360 Months 1000,000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1099 Only1 - 2yr   P&L Only with 2 months of Bank Statements	MM Reduce Max LTV by 5%   2 24 - < 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements Ints Supporting Cross Income w no more than a 15% varia	ionths required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu
Citizenhip Occupancy Credit Event Sessoning Housing History Qual FICO Reserves Rural Property Qual Payment - I/O Max Cash Out Income Types Asset Depletion	US Citizens; Permanent Resident Aliens, Non-Permane Primary Jsecondary Homes J Investment Properties BK / EC/DLI / 55 / 120 day mtg. Late in the last 36 mont LA Buckets) Max 32/30n/2 Reduce Max LTV by 56 (All buckets)   Oriol Lowest Mid-Score for all borrowers SSOMM-54 coMM II months   SZMM - 52/30M 12 month allowed when 50% owner & access letter, CIRs Cannot b Must be residential in nature   Agricultural operations Max 80% LTV wIS80- Score Quality over the fully amorti LTV = 50% Unimited Up to SZ/51M - 12 V = 500 max § Sandard Full Doc for 2 yr   12 - 24 months Bark Stater No minimum asset total required. Any occupancy bge 100% Checking & Sawings, 70% Stocks & Bonds, 100% Re	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   < 36 - 25 months - (8) LA > \$11 0x12 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing s   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 u used to meet requirements or setup not allowed   must be +10 acres *Not Allowed on DSCR (*ex zed period - 360 Months 1000,000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1999 Only1 - 3yr   F8L-Out Proceeds may be used for reserv OK. Cash Out transactions OK tirement Accounts if ages 59.5+ otherwise use 70% of face value. Div	MM Reduce Max LTV by 5%   2 24 - < 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements Ints Supporting Cross Income w no more than a 15% varia	ionths required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu
Citizenhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Bural Property Qual Payment - I/O Max Cash Out Income Types Asset Depletion usiness Bank Statements	US CRIZens; Permanent Resident Allens, Non-Permane Primary Isecondary Homes   Investment Properties     BK / EC/DiL/SS / I20 day mtg. Late in the last 36 mont LA. Budotti)     Max-2x30x12 Reduce Max LTV by 5% (All buckets)   0x66 Lowest Mid-Score for all borrowers     SISOMA 54 colored for all borrowers     SiSOMA 54	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA,/LTV- > 37 months   ≤ 36 - 25 months (A) LA. > \$11 Dxt2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing as   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 the used to meet requirements. or settup not allowed   must be +10 acres *Not Allowed on DSCR (*ex zed poriod - 360 Months 1,000,000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1999 Chill - 2yr   P&L Only with 2 months of Bank Statement Accounts if ages 59.5+ otherwise use 70% of face value. Div ault Factor	MM Reduce Max LTV by 5%   2 24 - < 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements Ints Supporting Cross Income w no more than a 15% varia	ionths required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu
Chitemhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Payment - U/O Max Cash Out Income Types Asset Depletion usiness Bank Statements	U SC Ritzens; Permanent Resident Alleins, Non-Permane Primary J Secondary Homes J Investment Properties BK / FC / DL / SS / 120 day mtg. Late in the last 36 mont LA Buotetti; Max-2x30n2 Reduce Max LTV by 5% (All buckets)   0x66 Lowest Mid-Score for all borrowers SLOMM 54 coMM B months   S2MM -52,2984 12 month allowed when 50% owner & access letter; Clits Cannot E Must be residential in nature   Agricultural operations Max 80% LTV w/880* Score Qualify over the fully amont LTV = 50% Unlimited Up to \$2,584M   LTV > 5001 max \$ Standard Full Doc 1 or 2 yr 1 2 - 24 months Bank Stater No minimum asset total required. Any occupancy type Doty: Checking & Suming; 70% Score Qualify occupancy type Dely Fixed Expense Factor (See Coekbook) OR 50% Dell 5% Expense Factor OR 0% with 2 months of Business B	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA./LTV- > 37 months   < 36 - 25 months - (8) LA. > 51 DXI2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 we used to meet requirements or setup not allowed   must be <10 acres *Not Allowed on DSCR (*ex zed period - 360 Months L000.000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1999 Cnly1 - 2yr   PAB. Cnly with 2 months of Bank Statemi CK. Cash Out transactions OK stimenot Accountings SDSr otherwise use 70% of face value. Div ault Factor lank Statements	MM Reduce Max LTV by 5%   > 24 - < 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 n ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% varii (de all eligible assets over 36 months if used as an additio	ionths required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu
Citizenhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Bural Property Qual Payment - I/O Max Cash Out Income Types Asset Depletion usiness Bank Statements	U SC Ritzens; Permanent Resident Alleins, Non-Permane Primary J Secondary Homes J Investment Properties BK / FC / DL / SS / 120 day mtg. Late in the last 36 mont LA Buotetti; Max-2x30n2 Reduce Max LTV by 5% (All buckets)   0x66 Lowest Mid-Score for all borrowers SLOMM 54 coMM B months   S2MM -52,2984 12 month allowed when 50% owner & access letter; Clits Cannot E Must be residential in nature   Agricultural operations Max 80% LTV w/880* Score Qualify over the fully amont LTV = 50% Unlimited Up to \$2,584M   LTV > 5001 max \$ Standard Full Doc 1 or 2 yr 1 2 - 24 months Bank Stater No minimum asset total required. Any occupancy type Doty: Checking & Suming; 70% Score Qualify occupancy type Dely Fixed Expense Factor (See Coekbook) OR 50% Dell 5% Expense Factor OR 0% with 2 months of Business B	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA,/LTV- > 37 months   ≤ 36 - 25 months (A) LA. > \$11 Dxt2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing as   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 the used to meet requirements. or settup not allowed   must be +10 acres *Not Allowed on DSCR (*ex zed poriod - 360 Months 1,000,000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1999 Chill - 2yr   P&L Only with 2 months of Bank Statement Accounts if ages 59.5+ otherwise use 70% of face value. Div ault Factor	MM Reduce Max LTV by 5%   > 24 - < 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 n ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% varii (de all eligible assets over 36 months if used as an additio	ionths required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu
Chitemhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Payment - U/O Max Cash Out Income Types Asset Depletion usiness Bank Statements	U Citizens; Permanent Resident Aliens, Non-Permane Primary Secondary Homes J Investment Properties BK / EC/DIL / SS / 120 day mtg. Late in the last 36 mont LA Buckets] Max-2x3012 Reduce Max LTV by 56 (All buckets]   Ox6 Lovest Mid-Score for all borrowers SSL0MM-54 coMM IB months I SSL0M - 52 29M 12 month allowed when 50% owner 8 access letter, Citis Cannot Le Must be residential in nature   Agricultural operations Max 80% LTV wI680- Score Quality over the fully amorti LTV = 50% Unlimited Up to 52:51M   LTV -5001 max 5 Ssandard Full Doc 102 yr   12 - 24 months Bank Stater Dow Informa asset total required. Any ocupancy type 10% Checking & Savings, 70% Stocks & Bonds, 10% Re Dely Fixed Expense Factor (See Cockbook) OR 50% Def 15% Expense Factor OD 0% with 2 months of Business B Mix W2 //299 / Fixed Income / Asset Depletion - with B	nt Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA./LTV- > 37 months   < 36 - 25 months - (8) LA. > 51 DXI2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 we used to meet requirements or setup not allowed   must be <10 acres *Not Allowed on DSCR (*ex zed period - 360 Months L000.000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1999 Cnly1 - 2yr   PAB. Cnly with 2 months of Bank Statemi CK. Cash Out transactions OK stimenot Accountings SDSr otherwise use 70% of face value. Div ault Factor lank Statements	MM Reduce Max LTV by 5%   ± 24 - < 36 months Reduce I le Event K 3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements ints Supporting Cross Income w no more than a 15% varia ide all eligible assets over 36 months if used as an additio of bank accounts that may be used.	ionths required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months.
Chitemhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Payment - I/O Max Cash Out Income Types Asset Depletion usiness Bank Statements ersonal Bank Statements Debt Consolidation	U SC fülzens; Permanent Resident Allein; Non-Permanen Primary [Secondary Homes] Investment Properties BE//EC/DLI/55/120 day mtg. Late in the last 36 mont LA Budeta] Max-2320012 Reduce Max LTV by 5% (All buckets) [Oxf6 Lowest Mid-Score for all borrowers SSDMM-\$4.0MM 18 months [S2MM - \$2.29M 12 month allowed when 50% owner & access letter, GIII Cannot to Must be residential in nature   Agricultural operations Max 80% LTV w/BRINE du to \$2.55MM   LTV-5201 most Ssandard Full Doc 1 or 2 yr   12 - 24 months Bank Statet No minimum asset total required. Any occupancy type 2000 Crucking & Sawing; 70% Stocks & Bonds, 2005 Ref Dely Fued Expense Factor (See Coekbook) OR 50% Def 15% Expense Factor 00 f/sw M1 / months of Business E Mick V2/2009 / Fixed Income / acset Depletion - with B	In Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   ≤ 36 - 25 months - (k) LA > \$11 Dut2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing I SIOMA - \$199MM 12 months   \$500K - 999K 6 months   < \$495 to used to meet requirements or setup not allowed   must be +10 acres *Not Allowed on DSCR (ex used beried - 360 Months 1000,000 Cath in Hand / Cash-Out Proceeds may be used for reserv ments   1099 Only 1 - 2yr   P&L Only with 2 months of Bank Statement CK. Cash Out transactions OK termont Accounts I Ages 585+ otherwise use 70% of face value. Div ault Factor lank Statements uises or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (=60 days behind), any tradeline on co	MM Reduce Max LTV by 5%   ± 24 -< 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% vari- tice all eligible assets over 36 months if used as an addition of bank accounts that may be used. edit and any Federal or State Tax Liens with an establishe	nonths required   Notes: Cash Proceeds Allowed, Busin nnce   Aeset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months.
Citizenhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Bural Property Qual Payment - I/O Max Cash Out Income Types Asset Depletion usiness Bank Statements erronal Bank Statements Hended Income Options	U SC fülzens; Permanent Resident Allein; Non-Permanen Primary [Secondary Homes] Investment Properties BE//EC/DLI/55/120 day mtg. Late in the last 36 mont LA Budeta] Max-2320012 Reduce Max LTV by 5% (All buckets) [Oxf6 Lowest Mid-Score for all borrowers SSDMM-\$4.0MM 18 months [S2MM - \$2.29M 12 month allowed when 50% owner & access letter, GIII Cannot to Must be residential in nature   Agricultural operations Max 80% LTV w/BRINE du to \$2.55MM   LTV-5201 most Ssandard Full Doc 1 or 2 yr   12 - 24 months Bank Statet No minimum asset total required. Any occupancy type 2000 Crucking & Sawing; 70% Stocks & Bonds, 2005 Ref Dely Fued Expense Factor (See Coekbook) OR 50% Def 15% Expense Factor 00 f/sw M1 / months of Business E Mick V2/2009 / Fixed Income / acset Depletion - with B	An Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA,/LTV- > 37 months   ≤ 36 - 25 months (A) LA > \$11 Dut2 Max LT V 70%, Note: Rolling Mortgage Lates are Treated as Sing a   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 be used to meet requirements or setup not allowed   must be +10 acres *Not Allowed on DSCR (*ex eed period - 360 Months 1,000,000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1099 Onth] - 2yr   PAL Duty Nith 2 months of Bank Statement Accounts if ages 59.5+ otherwise use 70% of face value. Div alult Factor lank Statements usiness or Personal Bank Statements Note: No limit on the number	MM Reduce Max LTV by 5%   ± 24 -< 36 months Reduce I e Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% vari- tice all eligible assets over 36 months if used as an addition of bank accounts that may be used. edit and any Federal or State Tax Liens with an establishe	nonths required   Notes: Cash Proceeds Allowed, Busin nnce   Aeset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months.
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Chizenhip Occupancy Credit Event Seasoning Houring History Qual PRO Reserves Rural Property Qual Payment - 1/0 Max Cash Out Income Types Asset Depletion usines Bank Statements ersonia Bank Statements Debt Consolidation Prepayment Penalty Ek (STR) Short Term Rentals Time Home Buyers (FTHB) Escrows	U Citizens; Permanent Resident Alleins, Non-Permane Primary I Secondary Homes J Investment Properties Bit / EC/Dit / SS / 120 day mtg. Late in the last 36 mont LA Buckets) Mar-2x30n2 Reduce Max LTV by 5% (All buckets)   Ordi Lowest Mid-Score for all borrowers SSOMM 45 AddM 18 months   SZMM - 52 39M 12 month allowed when 50% owner & access letter, Citis Cannot b Must be residential in nature   Agricultural operations; Max 80% LTV wiB80- Score Quality over the fully amorti LTV s 50% UnitWiB80- Score Quality over the fully amorti LTV s 50% UnitWiB80- Score Quality over the fully amorti DV checking & Sawing; 70% Stocks & Bonds, 10% Re Doth Checking & Sawing; 70% Stocks & Bonds, 10% Re Dely Fixed Expense Factor (See Cockbook) OR 50% Ref S% Expense Factor OR 0% with 2 months Bink Stater Mox W2 (2099 / Fixed Income / Asset Depletion - with B Defined as the payoff of any Mortgage/Title Lien Includi Investment Only Standard + % of amount prepaid (part PPP "Duck coobbook for other state extrictions. Rate Term & Cash-Out Only 12 months prior rents requ Allowed I maximum LTV/CLTV on Purchase, Existing -A Min Loan Amount is \$50,000   Max Lana AMuant Is 56 OF Primary J3% Second Homer / 2% Investment Report Lan Amount 550.000   Max Lana Amount Is 56 OF Primary 23% Second Homer / 2% Investment Report	It Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   ± 36 - 25 months - (k) LA > \$11 Dot2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 to used to meet requirements or setup not allowed   must be 10 acres *Not Allowed on DSCR [res zed period - 360 Months 0,00000 Cabh in Hand / Cabh-Out Proceeds may be used for reserv ments   1099 Cnly 1 - 2yr   P&L Cnly with 2 months of Bank Statemic CMC. Cabh Out transactions CM. Sirement Accounts if ages 59.5+ otherwise use 70% of face value. Dh auR Statements usiness or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (<60 days behind), any tradeline on cm ial or full prepayment]. Option 1: 5% Flat Fee / Option 2: 5-year penal ided /1007 required but listed income not used on 1007 Unless it hon 1/4399%   Not allowed for investment Properties d LTV- 800k, Flood insunance must be escrowed Nust be Subordinated on Cash-Out 4,0000000	MM Reduce Max LTV by 5%   ≥ 24 - < 36 months Reduce I le Event K 3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% varia ide all eligible assets over 36 months if used as an addition of bank accounts that may be used. add and any Federal or State Tax Liens with an establishe y with 5%, 4%, 3%, 2%, 1% step down fee structure / Optio	ionthis required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months. I Payment Plan, Max Cash in hand 2% or \$2500.00 13. 4, 3, 2yr penalty with 3% Flat Fee / Option 4: Min Fee
Citizenhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Payment - VO Max Cash Out Income Types Asset Depletion Lisness Bank Statements resonal Bank Statements Bersonal Bank Statements Bersonal Bank Statements Bersonal Bank Statements Income Options Debt Consolidation Prepayment Penalty R (STR) Short Term Rentals Time Home Buyers (FTHB) Escrows Subordinate Financing Lean Amounts Seller Concessions	U SC fülzens; Permanent Resident Allein; Non-Permanen Primary [Secondary Homes] Investment Properties BK / EC / DLL / SS / 200 day mtg. Late in the last 36 mont LA Buckets] BK / EC / DLL / SS / 200 day mtg. Late in the last 36 mont LA Buckets] Max-2230012 Reduce Max LTV by 5% (All buckets)   0xfd Lowest Mid-Score for all borrowers SS DMM-\$4.0MM 18 months   S2MM - 52.99M 12 month allowed when 50% owner & access letter, GHC cannot be Must be residential in nature   Agricultural operations - Must be residential in nature   Agricultural operations - Must be residential in a tarture   Agricultural operations - Sandard Full Doc 1 or 2 yr   12 - 24 months Bank State No minimum asset total nequined. Any occurancy type 10% Foresting & Sanding 70% Stocks & Bonds, 100% Re Dely Fixed Expense Factor (See Coshbook) OR 50% Def 15% Expense Factor 00% with 2 months of Business MiX: W2/D099 / Faxed Income / Asset Depletion - with B Defined as the payoff of any Mortgage/Title Lien includi Investment Ong Standard = % of amount prepaid (part PPP * Checkooksok for other alle matricibian (PML Canno NUY an Allowed   Interest Ony Product Not Allowed   Max DT Required for Primary IBsdences, HPML Laara ONUY an Allowed to maximum LUICULTV on Punchase, Existing - M Mix Laar Amount is \$550,000   Max Laan Amount is 6K Primary J3% Second Home / 2% Investment Propert	In Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   ± 36 - 25 months - (k) LA > \$11 Dot2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 to used to meet requirements or setup not allowed   must be +10 acres *Not Allowed on DSCR [res zed period - 360 Months 000,000 Cabin h hand / Cabi-Out Proceeds may be used for reserv- ments   1099 Cnly 1 - 2yr   P&L Cnly with 2 months of Bank Statemic CMC. Cabin U transactions CM. Stirement Accounts if ages 59.5+ otherwise use 70% of face value. Dh auR Statements usiness or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (<60 days behind), any tradeline on cm 14899%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but stated income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but stated income not used on 1007 Unless it	MM Reduce Max LTV by 5%   ≥ 24 - < 36 months Reduce I le Event K 3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% varia ide all eligible assets over 36 months if used as an addition of bank accounts that may be used. add and any Federal or State Tax Liens with an establishe y with 5%, 4%, 3%, 2%, 1% step down fee structure / Optio	ionthis required   Notes: Cash Proceeds Allowed, Busin ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months. I Payment Plan, Max Cash in hand 2% or \$2500.00 13. 4, 3, 2yr penalty with 3% Flat Fee / Option 4: Min Fee
Citizenhip Occupancy Credit Event Seasoning Housing History Qual FICO Reserves Rural Property Qual Payment - I/O Max Cash Out Income Types Asset Depletion Max Cash Out Income Types Asset Depletion Back Statements Hended Income Options Debt Consolidation Prepayment Penalty R (STM) Short Term Rentals Time Home Buyers (FTHB) Excrows Subordinate Financing Lean Amounts Seller Concessions	U Citizens; Permanent Resident Aliens, Non-Permanen Primary Jsecondary Homes J Investment Properties BI: / EC/DLI / 55 / 20 day mtg. Late in the last 36 mont LA Buckets) Max-2d30n2 Reduce Max LTV by 5% (All buckets)   0m2 Lowest Mid-Score for all borrowers SLOMM-54.0MM IB months   52MM -52/95M 12 month allowed when 50% owner & access letter, Citis Cannot b Must be residential in nature   Agricultural operations Must bor lesions of the second of the second of the second allowed when 50% owner & access letter, Citis Cannot b LTV s 50% Unimited Up to 525MM   LTV / 5500 max § Standard Full Doc I or 2 yr   12 - 24 months Bark Stater No minimum asset total required. Any occupancy type 100% Checking & sawing; 70% stocks & Bonds, 10% Re Deby Fued Expense Factor GR 6% with 2 months of Business B Mix W0, 7089 / Fued Income / Asset Depletion - with B Defined as the payoff of any Montgage/Title Lien Includ I Streament City Standard s % of amount preparid (part pp PP *Check coekbook for other state restrictions; Rate Term & Cash-Out Only / 12 months of I Maximg / Jill Barbert Michael City City O Purchase, Disting-M Mix Laan Amount is §50000   Max Laan Amount is 6 B Rate Term & Cash-Out Only / 12 months prior rents requ- Allowed Io maximum LTVCLTV on Purchase, Disting-M Mix Laan Amount is \$5000   JMax Laan Amount is 5 Gib Primary JBs Scond Honer / 28 investment Propert Laan Amount § 520-016 pc) Jappatas With Supports Laan Amount § 520-016 pc) Jappatas With Supports Laan Amount § 520-016 pc) Jappatas	In Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV- > 37 months   ± 36 - 25 months - (k) LA > \$11 Dot2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing is   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 to used to meet requirements or setup not allowed   must be +10 acres *Not Allowed on DSCR [res zed period - 360 Months 000,000 Cabin h hand / Cabi-Out Proceeds may be used for reserv- ments   1099 Cnly 1 - 2yr   P&L Cnly with 2 months of Bank Statemic CMC. Cabin U transactions CM. Stirement Accounts if ages 59.5+ otherwise use 70% of face value. Dh auR Statements usiness or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (<60 days behind), any tradeline on cm 14899%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but listed income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but stated income not used on 1007 Unless it hon 14999%   Not allowed for investment Properties 140 U/U required but stated income not used on 1007 Unless it	MM Reduce Max LTV by 5%   ± 24 - < 36 months Reduce I e Event K 3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements Ints Supporting Cross Income w no more than a 15% variation ide all eligible assets over 36 months if used as an addition of bank accounts that may be used. add and any Federal or State Tax Liens with an establishe with 5%, 4%, 3%, 2%, 7% step down fee structure / Option ws STR Monthly Numbers and Source / Max Loan Amour	Inorths required   Notes: Cash Proceeds Allowed, Busin Ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months. I Payment Plan. Max Cash in hand 2% or \$2500.00 1 3: 4, 3; 2yr penalty with 3% Flat Fee / Option 4: Min Fee t Is \$20MM (Purchase Transaction Not Allowed)
Citizenship Occupancy Credit Event Seasoning Housing History Qual Property Qual Property Qual Property Qual Property Max Cash Out Income Types Asset Depletion Max Cash Out Income Types Asset Depletion Prepayment Penalty R (STM) Short Term Rentals Time Home Buyers (FTHB) Excrows Subordinate Financing Lean Amounts Seller Concessions Appraisals Declining Markets Eligible States	U SCHZens; Permanent Resident Allein; Non-Permanen Primary (Secondary Homes) Investment Properties BL/EC/CDL/SS/120 day mtg. Late in the last 36 mont LA Buckets) Max 2:320x12 Reduce Max LTV by 5% (All buckets)   0x60 Lowest Mid-Score for all borrowers 33.0MM-54.0MM 18 months   \$2MM - \$2:29M 12 month allowed when 50% owner & access letter, CRL Cannot E Must be residential in nature   Agricultural operations in Max 80% LTV WB80 - Score Quality over the fully amont LTV s 50% Unlimited Upt 92:59KM   LTV-SC01 mas. 5 Standard Full Doc 1 or 2 yr   12 - 24 months Bank Stater No minimum asset total equilet. Any occupancy type 100% Checking 6 Stanling Cole Score Quality over the fully amont Doly Fued Expense Factor (See Colebook) OR 50% Ref 15% Expense Factor 00 % whith 2 months of Business Max W2 /009 / Faed Income / Asset Depletion - with B MX W2 /009 / Faed Income / Asset Depletion - with B Defined as the payoff of any Montgage/Title Lien Includ Investment Only Standard = % of amount prepaid (part PPP * Check colebook for other state testrictions Rete Term & Cash-Out Only / 12 months prior rents requ Allowed   Interest Only Imoduct NA Allowed   Max DT Requeed for Primary Residences, HPML Loan Amount 5 G6 Primary / 31% Second Home / 21% Investment Propert Loan Amount's 2343 - One Full Apparaisal With supports Loan Amount's 2343 - One Full Apparaisal With supports	It Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV - >37 months   = 36 - 25 months - (k) LA - \$11 Dot2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing as   \$100M - \$199MM 12 months   \$500K - 999K 6 months   <\$495 to used to meet requirements as   \$100M - \$199MM 12 months   \$500K - 999K 6 months   <\$496 to retup not allowed   must be +10 acres *Not Allowed on DSCR [ex 22d period - 360 Months   000,000 Cath in Hand / Cash-Out Proceeds may be used for reserv- ments   1099 Only 1- 2yr   P&L Only with 2 months of Bank Statemi OK, Cash Out transactions OK, triement Accounts if ages \$955+ otherwise use 70% of face value. Div auX Factor mark Statements usiness or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (<60 days behind), any tradeline on cri- 140.99%,   Not allowed for investment Properties id LTV > 80%, Flood insurance must be excrowed Must be Subordinated on Cash-Out 4x000,000 y e secondary valuation source. See guidelines. by the appraisal, Max LTV is reduced by 5% CG. GA.FL.TK AL. OR.TKN   DSCR-Basiness Rurpose - ONLY, AR, CI *2000 Cash In Xand (Cash Cow)	MM Reduce Max LTV by 5%   ≥ 24 - < 36 months Reduce I le Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements ents Supporting Gross Income w no more than a 15% varia ide all eligible assets over 36 months if used as an addition of bank accounts that may be used. Solution of the second of the structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option CO, DC, DEHL IA ILLIN KS, KY LA, MA, MD, ME, ML, MS, ICO) for the following: Warrantable Condo ee FFMA I	In this required   Notes: Cash Proceeds Allowed, Busin Ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months. 4 Payment Plan, Max Cash in hand 2% or \$2500.00 13 4, 3, 2yr penalty with 3% Flat Fee / Option 4: Min Fee t is \$20MM (Purchase Transaction Not Allowed) Et is \$20MM (Purchase Transaction Not Allowed) MT. NE. NH, NY, CH, OK, PA, RL SC, VA, VT, WA, WL WY (
Citizenship Occupancy Credit Event Seasoning Housing History Qual Property Qual Property Qual Property Qual Property Qual Property Max Cash Out Income Types Asset Depletion Asset Depletion Asset Depletion Asset Depletion Prepayment Fenalty R (STR) Short Term Rentals Time Home Buyers (PTHB) Excrows Subordinate Financing Lean Amounts Seller Concessions Appraisals Declining Markets Eligible States	U Citizens; Permanent Resident Allern, Non-Permane Primary Isecondary Homes   Investment Properties Bit / EC/DL/SS / 20 day mtg Late in the last 36 mont LA Buckets) Mar-2x30n2 Reduce Max LTV by 5% (All buckets)   Ord La buckets) Mar-2x30n2 Reduce Max LTV by 5% (All buckets)   Ord Lowest Mid-Score for all borrowers SSOMM 54 coMM IB months   SZMM - 52 39M 12 month allowed when 50% owner 8 access letter, Citis Cannot b Must be residential in nature   Agricultural operations, Max 80% LTV wiB60- Score Quality over the fully amorti LTV s 50% UnitWiB60- Score Quality over the fully amorti LTV s 50% UnitWiB60- Score Quality over the fully amorti LTV s 50% UnitWiB60- Score Quality over the fully amorti DV checking & Saving; 70% Stocks & Bonds, 10% Re 10% Checking & Saving; 70% Stocks & Bonds, 10% Re Dely Fixed Expense Factor (See Cokbook) OR 50% Ref S% Expense Factor OR 0% with 2 months Bink Stater Md: W2 /099 / Fixed Income / Asset Depletion - with B Defined as the payoff of any Mortgage/Title Lien Includi Investment Only Standard + % of amount prepaid (part PPP "Druck cobbook for other sate statictions. Rate Term & Cash-Out Only 12 months prior rents requ Allowed I maximum LTV/CLTV on Purchase, Existing -A Min Laan Amount is St50.000   Max Laan AMount is 5 60 Primary / Sis Second Home / 2% Investment Respert Laan Amount is St50.000   Max Laan Amount is 5 61 An Amount is St20.000   Max Laan Amount is 5 62 Primary / Saccord Home / Interest Only Processia	It Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA,/LTV- > 37 months   ≤ 36 - 25 months - (&) LA > \$11 Dot2 Max LT V 70%, Note: Rolling Mortgage Lates are Treated as Sing is   \$10MM - \$199MM 12 months   \$500K - 999K 6 months   < \$495 the used to meet requirements or setup not allowed   must be +10 acres *Not Allowed on DSCR (*ex teed period - 360 Months 1,000,000 Cash in Hand / Cash-Out Proceeds may be used for reserv ments   1990 Chiy1 - 2yr   P&L Only with 2 months of Bank Statement COK. Cash Out transactions OK terment Accounts if ages 59.5+ otherwise use 70% of face value. Div ault Factor lank Statements usiness or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (<60 days behind), any tradeline on cr dial or full prepayment! Option 1: 5% Flat Fee / Option 2: 5-year penal ided / 1007 required but listed income not used on 1007 Unless it ho 14309%   Not allowed for Investment Properties di UFV = 80%, Flood insunnee must be excrowed Nust be Subordinated on Cash-Out 144000000 Y the eaponissi, Max LTV is reduced by 5% CG CGA FL TX: AL OR: TN   DSCR -Business Purpose - ONLY: AR: CT Swed in MD)   Ste Built Condo   -7 Max LTV/CLY & 5% (P. R&T) 75%, Condo / Condotel / Croined Lesser / Lessehold (min 30y/n / Rural pro-	MM Reduce Max LTV by 5%   ± 24 - 4 36 months Reduce I le Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements inits Supporting Cross Income w no more than a 15% varia ints Supporting Cross Income w no more than a 15% varia ide all eligible assets over 36 months if used as an addition of bank accounts that may be used. of bank accounts that may be used. add and any Federal or State Tax Liens with an establishe with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option con DC DEHI, IA ILLIN, KS, KY LA MA, MD, ME MI, MS, (CO) DC DEHI, IA ILLIN, KS, KY LA MA, MD, ME MI, MS, (CO) for the following: Warrantable Condo per FNMA,   perlies / Historical Homes	Inontha required   Notes: Cash Proceeds Allowed, Busin Ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months. 1 Payment Plan. Max Cash in hand 2% of \$2500.00 13: 4, 3, 2yr penalty with 3% Flat Fee / Option 4: Min Fee t is \$20MM (Purchase Transaction Not Allowed) MT. NE. NH, NY, OH, OK PA, RL SC, VA, VT, WA, WI, WY, 0 2-4 unit   True Modular Home   Max LTV/CLTV 75% (P.
Citizenhip Occupancy Credit Event Seasoning Housing History Qual Proc Reserves Rural Property Qual Payment - U/O Max Cash Out Income Types Asset Depletion usiness Bank Statements ersonal Bank Statements resonal Bank Statements Debt Consolidation Prepayment Penalty Electrows Electrome Elugres (FTHB) Escrows Subordinate Financing Lean Amounts Steller Consessions Appraisa	U Citizens; Permanent Resident Allern, Non-Permane Primary Isecondary Homes   Investment Properties Bit / EC/DL/SS / 20 day mtg Late in the last 36 mont LA Buckets) Mar-2x30n2 Reduce Max LTV by 5% (All buckets)   Ord La buckets) Mar-2x30n2 Reduce Max LTV by 5% (All buckets)   Ord Lowest Mid-Score for all borrowers SSOMM 54 coMM IB months   SZMM - 52 39M 12 month allowed when 50% owner 8 access letter, Citis Cannot b Must be residential in nature   Agricultural operations, Max 80% LTV wiB60- Score Quality over the fully amorti LTV s 50% UnitWiB60- Score Quality over the fully amorti LTV s 50% UnitWiB60- Score Quality over the fully amorti LTV s 50% UnitWiB60- Score Quality over the fully amorti DV checking & Saving; 70% Stocks & Bonds, 10% Re 10% Checking & Saving; 70% Stocks & Bonds, 10% Re Dely Fixed Expense Factor (See Cokbook) OR 50% Ref S% Expense Factor OR 0% with 2 months Bink Stater Md: W2 /099 / Fixed Income / Asset Depletion - with B Defined as the payoff of any Mortgage/Title Lien Includi Investment Only Standard + % of amount prepaid (part PPP "Druck cobbook for other sate statictions. Rate Term & Cash-Out Only 12 months prior rents requ Allowed I maximum LTV/CLTV on Purchase, Existing -A Min Laan Amount is St50.000   Max Laan AMount is 5 60 Primary / Sis Second Home / 2% Investment Respert Laan Amount is St50.000   Max Laan Amount is 5 61 An Amount is St20.000   Max Laan Amount is 5 62 Primary / Saccord Home / Interest Only Processia	It Resident Allens (w/ US Credit) Foreign National / ITIN* - *Not Allow hs   Standard LA /LTV - >37 months   = 36 - 25 months - (k) LA - \$11 Dot2 Max LT V 70% Note: Rolling Mortgage Lates are Treated as Sing as   \$100M - \$199MM 12 months   \$500K - 999K 6 months   <\$495 to used to meet requirements as   \$100M - \$199MM 12 months   \$500K - 999K 6 months   <\$496 to retup not allowed   must be +10 acres *Not Allowed on DSCR fee zead period - 360 Months   000,000 Cath in Hand / Cash-Out Proceeds may be used for reserv- ments   1099 Only 1- 2yr   PBL Only with 2 months of Bank Statemi OK, Cash Out transactions OK, triement Accounts if ages \$955 - otherwise use 70% of face value. Div auX Factor mark Statements usiness or Personal Bank Statements Note: No limit on the number ing delinquent property taxes (<60 days behind), any tradeline on cri- ial or full prepayment! Option 1: 5% Flat Fee / Option 2: 5-year penal wired /1007 required but listed income not used on 1007 Unless It hon 140.99%,   Not allowed for investment Properties id LTV > 80%, Flood insurance must be excrowed Must be Subordinated on Cash-Out 4x000000 y w e secondary valuation source. See guidelines. by the appraisal, Max LTV is reduced by 5% CG. GA FL, TX AL, OR, TX IN DSR- Business Purpose - ONLY, AR, CI > word in NDI   Sie Built Condo   - Y Max LTVLIV ES% IP RB175%	MM Reduce Max LTV by 5%   ± 24 - 4 36 months Reduce I le Event K3 months   FTHB w/ No Rental History - Additional 3 m ceptions allowed to 20 acr) e requirements inits Supporting Cross Income w no more than a 15% varia ints Supporting Cross Income w no more than a 15% varia ide all eligible assets over 36 months if used as an addition of bank accounts that may be used. of bank accounts that may be used. add and any Federal or State Tax Liens with an establishe with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option with 5%, 4%, 3%, 2%, 1% step down fee structure / Option con DC DEHI, IA ILLIN, KS, KY LA MA, MD, ME MI, MS, (CO) DC DEHI, IA ILLIN, KS, KY LA MA, MD, ME MI, MS, (CO) for the following: Warrantable Condo per FNMA,   perlies / Historical Homes	Inontha required   Notes: Cash Proceeds Allowed, Busin Ince   Asset Utilization / Depletion Max LTV 80% (All bu nal income stream, otherwise, divide over 84 months. 1 Payment Plan. Max Cash in hand 2% of \$2500.00 13: 4, 3, 2yr penalty with 3% Flat Fee / Option 4: Min Fee t is \$20MM (Purchase Transaction Not Allowed) MT. NE. NH, NY, OH, OK PA, RL SC, VA, VT, WA, WI, WY, 0 2-4 unit   True Modular Home   Max LTV/CLTV 75% (P.

				Core			
				Matrix C			
Score	Max Loan - Amount	Max LTV - Purchase	Max LTV - Rate & Term	Max LTV - Cash-Out			
≥760	≤\$3,500,000	70	70				
680 - 759	\$3,000,000	90	90	<b>85</b> 80			
640 - 679 620 - 639	\$3,000,000 \$2,500,000	85 80	85	75			
600 - 619	\$1,500,000	80	75	75			
mary Residence Only							
Score	Max Loan - Amount	(INV) Non-Owner - Income Qual (I.Q. Max LTV - Purchase	Max LTV - Rate & Term	Max LTV - Cash-Out			
680 - 759	\$3,000,000	80	80	75			
640 - 679	\$3,000,000	75	75	70			
620 - 639	\$2,500,000	70	70	65			
≥ 680	\$2,000,000	(INV) DSCR - >1.00 80	80	75			
640 - 679	\$1,500,000	75	75	70			
		(INV) DSCR - 0.750 - 0.999					
<b>Score</b> ≥ 680	Max Loan - Amount \$1,500,000	Max LTV - Purchase 80	Max LTV - Rate & Term 80	Max LTV - Cash-Out 75			
660 - 679	\$1,500,000	70	65	60			
640 - 659	\$1,000,000	65	65				
		Quick Reference Table					
Exceptions	Not Allowed   All Core documents are program Spe						
Property Types	SFR, PUD, Townhome, 2-4 Units, Condos, Non Warra						
Loan Programs	Fully Amortized - 15yr / 30yr / 40yr Fixed   Interest O						
			D. TTML Mark Allowed				
Citizenship	US Citizens; Permanent Resident Aliens; Non-Perma		I & ITIN - Not Allowed				
Occupancy	Primary   Secondary Homes   Investment Properties						
Credit Event Seasoning	BK / FC / DIL / SS / 120 day mtg. Late in the last 36 months   Standard LA / LTV- > 37 months   $\leq$ 36 - 25 months- (&) LA > \$1MM Reduce Max LTV by 5%   $\geq$ 24 - < 36 months Reduce Max LTV by 5% (All Buckets)   24 months- Max LTV 70% (All LA Buckets)						
Housing History	2 x30x12 Reduce Max LTV by 5% (All buckets)   0x60	x12 Max LTV 70% Note: Rolling Mortgage Lates are T	reated as Single Event				
Qual FICO	Lowest Mid-Score for all borrowers						
Reserves	\$3MM-\$3.5MM 18 months   \$2MM - \$2.99M 12 mont Proceeds Allowed, Business funds allowed when 50			History - Additional 3 months required   Notes: Cash			
Rural Property	Must be residential in nature   Agricultural operation	ons or setup not allowed   must be <20 acres					
Qual Payment - I/O	Qualify over the fully amortized period - 360 Months	3					
Max Cash Out	\$1,000,000; Cash-Out > \$500,000 requires 720+ FICC	0 & LTV ≤ 60; Cash-Out Proceeds may be used for res	erve requirements				
Income Types:	Standard Full Doc 1 or 2 yr   12 - 24 months Bank St	atements   1099 Only 1 - 2yr   P&L Only with 2 mon	hs of Bank Statements Supporting Gross Income w	no more than a 15% variance   Asset Utilization / De			
Asset Depletion	Standard Full Doc 1 or 2 yr   12 - 24 months Bank Statements   1099 Only 1 - 2yr   P&L Only with 2 months of Bank Statements Supporting Gross Income w no more than a 15% variance   Asset Utilization / Dep No minimum asset total required. Any occupancy type OK. Cash Out transactions OK. 100% Checking & Savings, 70% Stocks & Bonds, 100% Retirement Accounts if ages 59.5+ otherwise use 70% of face value. Divide all eligible assets over 36 months if used as an additional income stream, otherwis divide over 94 months.						
Business Bank Statements	Defy Fixed Expense Factor (See Cookbook) OR 50%	Default Factor					
Personal Bank Statements							
Blended Income Options	15% Expense Factor OR 0% with 2 months of Business Bank Statements W/W MD /000 / Fixed leaders / Acres Depletion, with Business on Descend Deple Statements Note: No limit on the pumplex of heads account that may be used						
Blended Income	MIX: W2/1099 / Fixed Income / Asset Depletion - with Business or Personal Bank Statements Note: No limit on the number of bank accounts that may be used. OK. Multiple Bank Statement Streams, Asset Depletion and standard income sources may all be combined on the same application.						
Biended Income	OK. Multiple Bank Statement Streams, Asset Deple	tion and standard income sources may all be combi	ned on the same application.				
Debt Consolidation	Defined as the payoff of any Mortgage/Title Lien including delinquent property taxes (<60 days behind), any tradeline on credit and any Federal or State Tax Liens with an established Payment Plan. Max Cash in 2% or \$2500.00						
Prepayment Penalty	Investment Only Standard = % of amount prepaid (partial or full prepayment): Option 1: 5% Flat Fee / Option 2: 5-year penalty with 5%, 4%, 3%, 2%, 1% step down fee structure / Option 3: 4, 3, 2yr penalty with 3% F / Option 4: Min Fee 3% for a hyr PPP *Check cookbook for other state restrictions.						
DSCR (STR) Short Term Rentals	Rate Term & Cash-Out Only / 12 months prior rents r Not Allowed)	equired / 1007 required but listed income not used o	n 1007 Unless it how's STR Monthly Numbers and So	ource / Max Loan Amount is \$2.0MM (Purchase Trans			
First Time Home Buyers (FTHB)	Allowed   Interest Only Product Not Allowed   Max	DTI 49.99%   Not allowed for Investment Properties	5				
Escrows	Required for Primary Residences, HPML Loans ONL	Y and LTV's > 80%, Flood insurance must be escrowe	d				
Subordinate Financing	Allowed to maximum LTV/CLTV on Purchase, Existing-Must be Subordinated on Cash-Out						
Loan Amounts	MIN Loan Amount is \$150,000   MAX Loan Amoun						
Seller Concessions	MIN Lean Amount is \$150,000   MAX Lean Amount is \$3,500,000 6% Primary / 3% Second Home / 3% Investment Property						
	Loan Amount ≤ \$2M - One Full Appraisal with suppo	-					
Appraisals	Loan Amount > \$2M - 2 Full Appraisals						
Declining Markets	If property is located in a declining market as indica Primary / Second Home / Income Qual Investment:		DOGE ONLY AD CT CO DC DE UL IN IL IN ICCOU	A MA MD ME MI MS MT NE NU NV OU OV SA			
Eligible States	Virmary / Second Home / Income Qual Investment: VA. VT. WA. WI. WY. CA. GA. FL. TX. AL. OR.T N.	CA. CO. UM. FL. IA. ML. UK. TN.   DOCK -BUSINESS PUI	pose - Onlet, AR, CI, CO, DC, DE,HI, TA JEJN, KS, KY J	und midd midd middinia, middine, NH, NY, OH, OK, PA.			
Eligible Property Types	Single family (SFR)   PUD   Townhome   Row (not allowed in MD)   Site Built Condo // Max LTV/CLTV 85% (P/R 817) 75% (C/O) for the following: Warrantable Condo per FNMA   2-4 unit   True Modular Home   LTV/CLTV 75% (P. R 817) 70% (C/O) for the following Property Types: Non-warrantable Condo / Condotel / Cround Lease / Leasehold (min 30yr) / Rural properties / Historical Homes						
	Condo Conversion <600sft / Manufactured Home / Log Homes, Raw Land / Mixed-Use / Farms/Working Farms / Corporate Properties / Earth Homes / / etc (See Cookbook for Full Details)						

## HELoan DSCR

	≥ 720		80					
	700 - 719		75					
Score	680 - 719	Max CLTV	75	Max (Loan Amount)	≤ \$500,000			
	660 - 679		65					
DSCR %	Minimum Coverage 1.00 (1:1)							
Loan Amounts / Exceptions	Min \$75K   Max \$500K   Exceptions		am					
Short Term Rentals (STR)	Not allowed on DSCR Fixed 2nds ie HELoan DSCR							
Lease (VS) 1007	Lesser of Estimated Market Rent from 1007 (OR) - Current Lease Note: higher rental amount allowed with the last 3 months proof of rents							
Occupancy	Business Purpose Investment Properti	5 5	, i					
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit)							
Personal Guaranty	Required with Entity / LLC is vesting							
Appraisal Requirements	> \$400,001: • Full Interior Appraisal 1004 & 1007/216							
	≤ \$400,000: • Clear Capital AVM (must be at least a 90% Confidence Factor) + Property Condition Report (OR) Full Interior Appraisal 1004 & 1007/217							
Interest Only	Ineligible							
Title Policy	Loan Amounts ≤ \$400,000 - Owner and	d Encumbrance Property Rep	ort. Loan Amounts >\$400,000 - Fu	ll Title Policy				
Escrows	Flood Insurance is required to be escro	wed						
Insurance	Must Cover the 1st and 2nd lien require	ed (OR) Have 100% Replaceme	ent Cost Rider					
Eligible Property Types	SFR/PUD/Townhome/2-4 Units -5%	CLTV Reduction						
Ineligible Property Type	Condos / Non-Warrantable Condos / R Land Contract / Log Homes	ural / Condotels / Commercial	/Agricultural / Leasehold Properties /	Land Trusts / Age-Restricted	Communities / Co-Ops / Hobby Farms / Modular /			
Credit Events	None in the last 7 Years							
Mortgage Lates	0x30x12 and 1x30x24 Max							
Reserves	No reserves required							
Listed Properties	Must be removed from MLS >6 months	from application date						
Ownership Seasoning	Minimum 6 months ownership require	d						
Credit	3 trades reporting for 12+ months or 2 t in the last 12 months	rades reporting for 24+ montl	ns all with activity in the last 12 montl	ns or one mortgage or installı	ment tradeline for 36+ months, with 12 months activity			
Qualifying Score	Use the Lowest Middle of the 3 Scores	(OR) Lower of the 2 (all borrow	/ers)					
Listed Properties	Must be removed from MLS >6 months	from application date						
Declining Markets	If property is located in a declining ma	rket as indicated by the appra	isal, Max CLTV is reduced by 5%					
Prepayment Penalty	Investment Only Standard = % of amou 2yr penalty with 3% Flat Fee / Option 4:				4%, 3%, 2%, 1% step down fee structure / Option 3: 4, 3,			
State Specific	TN - max 180 term / HI - lava zones 1 & 2							

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## HELoan

			1				-		Matrix (
	≥ 720	_	\$750,000	Occupancy	80	Occupancy	75	Occupancy	
	700 - 719				75		75		
	≥ 720	Max (Loan Amount)	\$500,000 - \$749,999		90		80	-	80
Score	700 - 719				85	Second Home / CLTV	80	Investor / CLTV	80
	660 - 699			Primary / CLTV	75		70		70
	700+				90		85		80
	680 - 699	-	≤ \$350,000		85		80	-	80
	660 - 679		<u>→</u> \$550,000		80		70		70
			Quick Reference	e Table					
Loan Amounts / Exceptions	Min \$50K   Max \$750K   E	ceptions are not granted (	on this program						
Income Doc Type			ank Statements  1 (or) 2yr P&L (	Only - Max 80% (&/OR	) Reduce Cl	_TV by 5%			
DTI	Max 50%								
Occupancy	Primary / Second Home / Inve	stor							
Citizenship	US Citizens; Permanent Resid	ent Aliens; Non-Permaner	nt Resident Aliens (w/ US Credit)						
	> \$400,001 & HPML files • Full Interior Appraisal 1004/1073/1025/ Investment +1007/216								
Appraisal Requirements	< \$400,000 • Clear Capital AVM (must be at least a 90% Confidence Factor) + Property Condition Report (OR) Full Interior Appraisal 1004 & 1007/217								
Interest Only	Primary Only / Max CLTV 70%	/ 700+/Note: 1st Lien mus	st be fully amortizing						
Title Policy	Loan Amounts ≤ \$400,000 - Owner and Encumbrance Property Report. Loan Amounts >\$400,000 - Full Title Policy								
Escrows	Flood Insurance is required to be escrowed								
Insurance	Must Cover the 1st and 2nd lien required (OR) Have 100% Replacement Cost Rider								
Eligible Property Types	SFR / PUD / Townhome / Condo / 2-4 Units -5% CLTV Reduction / Non-Warranted Condo Max CLTV 75%								
Ineligible Property Type	Rural / Condotels / Commercial/Agricultural / Leasehold Properties / Land Trusts / Age-Restricted Communities / Co-Ops / Hobby Farms / Modular / Log Homes								
Credit Events	None in the last 5 Years								
Mortgage Lates	0x30x12 and 1x30x24 Max								
Reserves	No reserves required								
Listed Properties	Must be removed from MLS >6 months from application date								
Ownership Seasoning	Minimum 6 months ownership required								
Credit	3 trades reporting for 12+ months or 2 trades reporting for 24+ months all with activity in the last 12 months or one mortgage or installment tradeline for 36+ months, with 12 months activity in the last 12 month								
Qualifying Score	Use the Lowest Middle of the 3 Scores (OR) Lower of the 2 (all borrowers)								
Listed Properties	Must be removed from MLS >6 months from application date								
Declining Markets	If property is located in a decl	ining market as indicated l	by the appraisal, Max CLTV is rea	duced by 5%					
Prepayment Penalty	Investment Only Standard = % of amount prepaid (partial or full prepayment): Option 1: 5% Flat Fee / Option 2: 5-year penalty with 5%, 4%, 3%, 2%, 1% step down fee structure / Option 3: 4, 3, 2yr penalty with 3% Fee / Option 4: Min Fee 3% for a lyr PPP *Check cookbook for other state restrictions.								
	TN - Max 15yr Term / TX Max CLTV 80%   Ineligible: Primary or 2nd Homes in NY State & HI - Iava zones 1 & 2								

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