



Bank Statements   1099 Only   W2 Only   P&L   1 Year Tax Return   Asset Qualifier					Product Type		
Loan Amount	Primary	Second	Invest.		5/6m, 7/6m & 10/6m ARM	30 Yr Fixed	40 Yr Fixed
	LTV	FICO	LTV	FICO	5/6m, 7/6m & 10/6m ARM IO	30 Yr Fixed IO	40 Yr Fixed IO
< \$1,000,000	80%	660	75%	660	IO Period	Amortization Term	Maturity
\$1,000,001-\$1,500,000			70%		10 Years	20 Years	30 Years
\$1,500,001-\$2,000,000			75%		65%	10 Years	30 Years
< \$1,000,000	85%	700	75%	680	ARM Margins & Caps		
\$1,000,001-\$1,500,000			70%		5/6 Month Arm	Margin 4.50	Caps: 2/1/5
\$1,500,001-\$2,000,000					7/6 Month Arm	Margin 4.50	Caps: 5/1/5
\$2,000,001 - \$2,500,000	75%		70%	720	10/6 Month Arm	Margin 4.50	Caps: 5/1/5
\$2,500,001 - \$3,000,000	70%	720+	N/A	N/A	Index = 30 Day Avg SOFR, Floor = Start Rate		
LTV Restrictions (Max)							
Primary				Second Home			
Transaction Type		FICO	LTV	Transaction Type		FICO	LTV
Purchase   Rate & Term		660	85%	Purchase   Rate & Term		700	75%
Cash Out		680	75%(80%)	Cash Out		700	65%
Investment				LTV Notes			
Transaction Type		FICO	LTV	Minimum Score for Investment Property Cash-Out is 680.			
Purchase		660	80%	Maximum Loan amount for Investment property is \$2,500,000 with min. score of 700.			
Rate & Tern		660	75%				
Cash-Out		680	75%				
Additional Information							
Standard Tradelines	2 tradelines for 24 monts, or 3 for 12 months, or, 1 for 24			FTHB = no ownership interest in a residential property in the last 3 years. DTI > 36%, subject to			
FTHB Tradelines	12 months recent rental history reflecting 0 x 30 and 2			payment shock Calculation of 300% of current housing payment. FTHB with gift funds and > 36%			
Additional Program Information					Property Type Requirements		
Program Requirements		Credit Seasoning		*CASH OUT RESTRICTIONS*	Property Type		Max LTV
Minimum Loan Amount	\$150,000	Mortgage History	1x30x12	* Max cash in hand \$500,000	3-4 Units   Rural Properties		75%
Asset Qualifier	Max DTI 43%	Foreclosure	48 months	> 65%	Attached PUD   Condominium		80%
Max DTI	50%	Short Sale   DIL	48 months	* Max LTV 75%	Non - Warrantable Condominium		80%
Exception Debt Ratio	50.1%-55%	> 24 mos. < 48 mos. see	48 months				
	Min FICO 700	BK Seasoning				2 Units	
	5%	> 24 mos.< 48 Mos. see		Log Homes		Ineligible	
Alt Doc Income Doc Types							
12 Month Bank Statements	Income calculated based on 12 months recent Business or Personal bank statements. Refer to program guidelines for calculation methods available. Bank						
1099 Only	Most recent 1 year 1099. Borrower must receive compensation in the form of commissions or independent contractor. Income will be calculated with an						
WVOE	NMA 1005, most recent year W2 & Two (2) most recent months of personal bank statements reflecting deposit(s) from employer on each statement.						
1 Year Tax Return	Filed most recent year tax returns to be utilized for income qualifying per FNMA guidelines.						
CPA   Tax Preparer P & L	24 or 12 months CPA/EA/CTP Profit and Loss. If required by UW 2 months of business bank statements must support sales reflected on the profit and loss.						
Asset Qualifier	Debt Ratio Calculation: Minimum Eligible Assets required is the lower of \$1,000,000 or 150% of the loan balance. Qualifying income based on Total Assets Eligible for Depletion, less down payment, less out of pocket closing costs, less required reserves, divided by 84 months. Maximum DTI 43%.						
Additional Requirements							
Appraisal	Properties with condition rating of 5 or 6 are not acceptable. Desk review required for loans with greater than 2.5 CU score and where no second appraisal is required						
Assets	Sourced and Seasoned for 60 days						
Citizenship	US Citizen, Permanent Resident Alien, Non-Permanent Resident Alien (With US Credit and acceptable VISA).						
Compliance	See Guidelines for Escrow Requirements - Compliance with all applicable Federal and State regulatons. No Section 32 or State High Cost.						
Forbearance	If the borrower has resolved missed payments through a loss mitigation solution, they are eligible for a new mortgage loan if they have at least three (3)						
Max Financed Properties	Maximum 10 financed properties inclusive of subject property.						
Occupancy	Primary Residence and Second Homes						
Prepayment Penalty	Not Allowed						
Property Types	SFR, PUD, Townhome, Condominium, Non-Warrantable Condominiums (Max 80% LTV), 2-4 Unit, Modular, Rural, greater than 10 acres max 70% LTV						
Qualifying Rate	Fixed = Note Rate. ARM = Greater of Note Rate or Fully Indexed Rate.						
Reserves (Primary Second)	Loan Amounts < \$1,500,000 = 6 months PITIA. Loans > \$1,500,000= 12 Months PITIA.. 3 month reduction in reserves allowed if residual income is 2x min. req.						
Reserves (Investment	6 months ≤ 70% LTV. 9 months > 70% LTV						
Subordinate Financing	Max 90% CLTV. Secondary financing must be institutional. Seller Carrybacks not permitted. 80% Max. CLTV in CT/IL/NJ						
Seller Concessions	6% Max (Primary/Second Home) 2% (Investment Property)						