



### Community Alt-Doc Investment Property Program

| Investment Property      |  | Purchase    | Refinance- R/T | Refinance- C/O |
|--------------------------|--|-------------|----------------|----------------|
| LTV Max                  |  | 80%         | 75%            | 75%            |
| Max. Loan Amount         |  | \$2,500,000 | \$2,500,000    | \$2,000,000    |
| Min. Loan Amount         |  | \$150,000   | \$150,000      | \$150,000      |
|                          |  | 660         | 660            | 660            |
| DTI                      | With Comp. Factors per UW guides: LTV Reduction, Increased reserves, 2x residual, etc.   | 43%         | 43%            | 43%            |
|                          |  | 50%         | 50%            | 50%            |
|                          |  |             |                |                |
| Credit Score             |  |             |                |                |
| 700+                     | < \$1,500,000  | 80%         | 75%            | 75%            |
|                          | \$1,500,001 - \$2,000,000  | 75%         | 70%            | 70%            |
|                          | \$2,000,001 - \$2,500,000  | 70%         | 65%            | 65%            |
|                          |  |             |                |                |
| 680+                     | ≤ \$1,000,000  | 75%         | 70%            | 70%            |
|                          | \$1,000,001 - \$1,500,000  | 75%         | 65%            | 65%            |
|                          | \$1,500,001 - \$2,000,000  | 70%         | 65%            | 60%            |
|                          |  |             |                |                |
| 660+                     | ≤ \$1,000,000  | 75%         | 70%            | N/A            |
|                          | \$1,000,001 - \$1,500,000  | 70%         | 65%            | N/A            |
|                          | \$1,500,001 - \$2,000,000  | 65%         | 60%            | N/A            |
| Income Requirements      |  |             |                |                |
| Personal Bank Statements | 24 or 12 months of Personal and 2 months of business bank statements.. Qualifying income is determined by total eligible deposits divided by the number of statements. Business statements must reflect business activity and transfers to personal account. |             |                |                |
| Business Bank Statements | 24 or 12 months of business bank statements. Qualifying income is determined by one of the following methods: Fixed expense ratio - 50%, Expense ratio provided by 3rd party (CPA, EA, Tax Professional) min. ratio of 10%, or 3rd party P&L.                |             |                |                |
| Profit and Loss only     | 24 or 12 month CPA/EA/Tax Professional prepared Profit and Loss Only. CPA/EA/Tax Professional must have prepared the borrower's most recent tax return. MAX 70% for Refinance transactions.  |             |                |                |
| WVOE                     | FNMA Form 1005 and 2 most recent months of personal bank statements reflecting deposits from employer on each statement. MAX 70% for Refinance transactions.   |             |                |                |
| 1099                     | 1 or 2 year 1099. Fixed expense ratio of 10%. YTD documentation to support continued receipt of income from the same source.   |             |                |                |
| Asset Utilization        | Eligible assets divided by 84 months to determine monthly income stream.   |             |                |                |
| General Information      |  |             |                |                |
| Product Type             | Fixed 15, 30 and 40 year. 5/6, 7/6, 10/6 ARM   |             |                |                |
| Interest only            | N/A  |             |                |                |
| Property Type            | SFR, Attached/Detached, 2-4 units, Condo   |             |                |                |
| Acreage                  | up to 10 acres, not meeting rural definition, eligible.  |             |                |                |
| Cash-In Hand             | \$500,000 ≥ 65% LTV. \$1,000,000 < 65% LTV.  |             |                |                |
| Appraisals               | FNMA form 1004, 1025,1073 with interior/exterior inspection. Rent Schedule required. Appraisal review product required unless 2nd appraisal obtained. 2nd appraisal required for loan amounts over \$1.5 million.  |             |                |                |
| Reserves                 | 6 Months ≤ 70% LTV. 9 Months > 70% LTV.  |             |                |                |
| Prepayment Penalty       | Prepayment periods up to 5 years eligible. See rate sheet and only where allowed by State Regulatory Statute.  |             |                |                |