



Program Maximum LTV/CLTVs		Primary Residence			Second Home			Investment Property		
Loan Amount	FICO	Purchase	Rate & Term	Cash Out	Purchase	Rate & Term	Cash Out	Purchase	Rate & Term	Cash Out
< \$1,000,000	720	85%	85%	80%	85%	85%	80%	80%	80%	75%
	700	80%	80%	75%	80%	80%	75%	75%	75%	75%
	680	80%	80%	70%	80%	80%	70%	75%	75%	65%
	660	75%	75%	70%	75%	75%	70%	70%	70%	65%
\$1,000,001 - \$1,500,000	720	85%	85%	80%	85%	85%	80%	80%	80%	75%
	700	80%	80%	75%	80%	80%	75%	75%	75%	75%
	680	75%	75%	70%	75%	75%	70%	70%	70%	65%
	660	75%	75%	65%	75%	75%	65%	70%	70%	60%
\$1,500,001 - \$2,000,000	720	85%	85%	80%	85%	85%	80%	70%	70%	60%
	700	80%	80%	70%	80%	80%	70%	65%	65%	60%
	680	75%	75%	65%	75%	75%	65%	65%	65%	60%
	660	75%	75%	65%	75%	75%	65%	65%	65%	60%
\$2,000,001 - \$3,000,000	720	75%	75%	65%	75%	75%	65%	65%	65%	60%
	700	70%	70%	65%	70%	70%	65%	65%	65%	60%
	680	70%	70%	65%	70%	70%	65%	65%	65%	60%
Requirements										
Program Requirements			Property Overlays		Max LTV/CLTV		Products			
Minimum Loan Amount	\$150,000	Purch/R&T			Cash Out	30 Year Fixed				
Max Loan Amount	\$3,000,000	Rural		80%	75%	30 Year Interest Only and 40 Year Interest Only				
Unlimited Cash Out Allowed			Warrantable Condo		85%	80%	IO Period		10 years	
Max DTI			Non-Warrantable Condo		85%	80%	Amortization Term		20/30 years	
DTI > 43%	Residual Income of \$2,500 Required with \$150 for each dependent.		2 - 4 Units		85%	80%	Final Maturity		30/40 years	
			Declining Markets		5% reduction from max LTV		Qualifying Rate		Fixed = Note Rate	
			Reserve Requirements				Qualifying Payment			
50% - Expanded DTI not available			<= \$1,000,000		6 months		All: Use Qualifying Rate for calculating PITIA			
			\$1,000,001 to \$1,500,000		9 months		Interest-Only: Use the fully amortized payment with the Qualifying Rate over the fully amortized term of the loan.			
			\$1,500,001 to \$3,000,000		12 months					
						Cash out can be used toward reserves				

Other Requirements	
Approved States	Listed on our website: Approved States
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien
Credit	Use the representative score (lower of two or middle of three) of the primary wage earner. All borrowers on the loan must have a valid credit score defined as one score from at least two credit bureaus. Minimum credit score for co-borrowers is 600.
Credit - Tradeline Requirements	Minimum three trade lines reporting for a minimum of 12 months OR two trade lines reporting for a minimum of 24 months. All trade lines must have activity in the last 12 months. Borrowers that have three credit scores satisfy the minimum trade line requirements.
Escrows	Required for taxes & insurance on HPML Loans and on LTVs >80%. Otherwise, Escrows can be waived. Refer to rate sheet for pricing hit.
First Time Home Buyer	Borrower with Rental History: 0x30x12, Primary or Second Home Only, No other restrictions. Borrower without Rental History/Living Rent Free: Must meet trade line requirement, max 80% LTV/CLTV, min 680 FICO, Primary or Second Home Only, No Gift, No Non-Occupant Co-Borrower. Maximum Loan Amount \$1.5MM.
Geographic Overlays	Investment Properties in Baltimore, MD and Philadelphia, PA are ineligible.
Gift Funds	Must contribute 5% of own funds toward down payment. Not allowed for reserves.
Income Documentation	12-month Profit & Loss (P&L) representing total business sales and expenses for the period covered prepared and signed by a verified licensed CPA, Enrolled Agent or CTEC and the Borrower. Borrower must be self-employed for a minimum of 2 years and be a minimum 25% owner of the business. Licensed Preparer to provide P&L and letter confirming review and completion of most recent two years tax returns, borrower's name, business name & ownership percentage. Expenses on the P&L must be reasonable for the industry of the business. Minimum expense factor is 10% for a Service Related Business and 30% for a Product Based business. Borrower prepared P&L or borrowers who prepare their own taxes are not permitted.
Major Derogatory Credit	Foreclosures, Deed in Lieu, Short Sale, Loan Modification Due to Default, etc. / Bankruptcy Chapter 7/11/13 - BK Seasoning from Discharged/Dismissed Date. 36 months OR 24 months with a 5% reduction from maximum qualifying LTV. No multiple credit events in 7 years.
Mortgage History	1x30x12; OR Unlimited 30 days 0X60X12 allowed with a 5% reduction from maximum qualifying LTV.

Non-Occupant Co-Borrower	<p>Non-Occupant must be an immediate family member. Purchase or Rate and Term on Primary Only.</p> <p>Reduce LTV/CLTV from maximum qualifying by 5%.</p> <p>Occupant borrower must have a maximum DTI of 60% (excluding income/debts of non-occupant borrowers). Blend income to determine back-end ratio.</p> <p>Non-occupant may contribute remaining funds to close and reserves.</p>
Non-Warrantable Condo	<p>Full Condo Review Required. Only one non-warrantable feature is permitted.</p> <p>Allowable reasons are the following:</p> <ul style="list-style-type: none"> • Commercial Space - must be typical for the market, have no negative impact and be < 50% of the project space • Delinquent HOA Dues- no more than 20% of the total units in the project may be 60+ days past due • Investor Concentration- up to 60%; Single Owner/Entity- up to 25% • Litigation- is permitted as long as the lawsuit does not involve structural issues, health and safety issues, or does not impact the marketability of the project.
Prepayment Penalty	<p>Allowed on Investment Properties Only. Purchases, Rate & Term, and Cash Out if use meets Business Purpose Requirements. Permitted in the following states with no restrictions: AL, AR, AZ, CA, CO, CT, DE, FL, GA, HI, ID, IN, KY, LA, MA, ME, MO, MT, NV, OK, OR, SC, TN, TX, UT, VA, WA, WI, WV, & WY. 1-to-5-year prepayment terms available. States with restrictions: PA Loan Amount >\$329,411 applies only to 1-2 units.</p>
Property Types	<p>SFR, PUD, Warrantable Condo, Non- Warrantable Condo, 2-4 Units</p>
Seasoning Requirements	<p>Cash Out: Properties owned 6 months or longer at application date can use appraised value to determine LTV. If purchased less than 6 months prior to application date a 5% reduction from maximum qualifying LTV is required and property value is limited to the lesser of the current appraised value or purchase price plus documented improvements.</p> <p>Property Listing: Subject Property must be taken off the market prior to application date. If the loan purpose is cash out, listing must be removed one month prior to application date.</p>
Seller Concessions	<p>Primary & Second Home - 9% with max 75% LTV/CLTV; 6% 75.01% to 90% LTV/CLTV; and 5% over 90%</p> <p>Investment - 6% regardless of LTV/CLTV</p>
Texas Home Equity 50(a)(6) Cash Out	<p>80% LTV/CLTV Max. One Unit Principal residences and claimed as Borrower's homestead.</p> <p>Copy of current Mortgage or Note is required to determine previous terms are not subject to Texas 50 (a)(6).</p> <p>12-month seasoning required.</p> <p>Maximum 2% fee limitation for all closing costs, fees and charges.</p> <p>Texas (a)(6) loan may not close until: 12 days after the borrower submits the loan application OR all borrowers sign the 12-day notices, whichever is later; One day after the borrower(s) receives a copy of the Initial Closing Disclosure and 12 months seasoning of the existing Texas (a)(6) loan.</p>
Texas Non-Home Equity 50(a)(4)	<p>80% LTV/CLTV Max. The refinance must occur at least one year after the Home Equity Loan closed.</p> <p>The additional loan amount only covers the cost of refinancing and does not provide the borrower with any cash proceeds.</p> <p>All title holders must be provided with affidavit acknowledging the refinance of their Texas 50 (a)(6) loan to a no cash out Texas 50 (a)(4) refinance loan provided no later than 3 business days after the date the application is received AND at least 12 days before loan closing.</p>