

Eligibility Matrix					Loan Programs									
Occupancy	Property <sup>1</sup>	Loan Amount	Purchase, Rate/Term Refi - Max LTV/CLTV			Cash-out Refi - Max LTV/CLTV								
			740+	720+	700+	680+	740+	720+	700+	680+				
Primary Residence	SFR/2-4 Unit/PUD/Condo <sup>2</sup>	\$ 1,000,000	85%	85%	85%	80%	75%	75%	75%	75%				
		\$ 1,500,000	85%	85%	80%	75%	75%	75%	75%	70%				
		\$ 2,000,000	85%	80%	75%	75%	75%	75%	70%	70%				
		\$ 2,500,000	80%	75%	75%	65%	75%	70%	70%	60%				
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%				
Second Home/ Investment	SFR/2-4 Unit/PUD/Condo <sup>2</sup>	\$ 1,000,000	75%	75%	75%	75%	70%	70%	70%	70%				
		\$ 1,500,000	75%	75%	75%	75%	70%	70%	70%	70%				
		\$ 2,000,000	75%	75%	75%	75%	70%	70%	70%	70%				
		\$ 2,500,000	75%	75%	75%	65%	70%	70%	70%	60%				
		\$ 3,000,000	75%	75%	65%	60%	70%	70%	60%	55%				
		<sup>1</sup> 5% LTV/CLTV reduction for declining market with > 70% LTV <sup>2</sup> 80% max LTV/CLTV for 2 Unit and 75% max LTV/CLTV for 3-4 unit												
Topics		Requirements												
Appraisal		<ul style="list-style-type: none"> <li>&gt; \$2,000,000 Loan Amount:               <ul style="list-style-type: none"> <li>2 Appraisals - 1<sup>st</sup> Appraisal to be completed by Preferred AMC, 2<sup>nd</sup> Appraisal can be from an Approved AMC   ARR required on lower valued Appraisal</li> <li>&gt; \$1,500,000 &amp; ≤ \$2,000,000 Loan Amount:                   <ul style="list-style-type: none"> <li>1 Appraisal completed by Preferred AMC   ARR Required (2 Appraisals required only when 1<sup>st</sup> Appraisal is not completed by Preferred AMC, 2<sup>nd</sup> Appraisal must be completed by Preferred AMC)</li> <li>&lt; \$1,500,000 Loan Amount:                       <ul style="list-style-type: none"> <li>1 Appraisal &amp; Secondary Valuation required</li> <li>Secondary Valuation waterfall: ≤ 2.5 CU, Enhanced Desk Review (CCA/ARR), Field Review, Exterior-only Appraisal, 2<sup>nd</sup> Appraisal</li> <li>Transferred Appraisals allowed</li> </ul> </li> </ul> </li> </ul> </li> </ul>												
Cash out Proceeds		<ul style="list-style-type: none"> <li>• ≤ 70% LTV &amp; ≥ 700 FICO: \$1.5M max</li> <li>• ≤ 65% LTV &amp; &lt; 700 FICO: \$1.0M max</li> <li>• &gt; 65% - ≤ 70% LTV &amp; &lt; 700 FICO: \$500k max</li> <li>• &gt; 70% LTV: \$500k max</li> <li>• Vacant Properties: \$750K max cash in hand</li> <li>• Free &amp; Clear Properties: 70% max LTV</li> </ul>												
Compliance		<ul style="list-style-type: none"> <li>• Must be QM, Safe Harbor and Rebuttable Presumption permitted</li> <li>• Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements</li> <li>• State and Federal High-Cost loans ineligible</li> </ul>												
Credit Event (BK, SS, PFC, FC, DIL, FB, MCO, MOD)		<ul style="list-style-type: none"> <li>• 4 yrs seasoning (Bankruptcy, Foreclosure, Forbearance, Deed-in-Lieu, Short Sale, Pre-Foreclosure, Mortgage Charge-Off or Loan Modification)</li> <li>• Multiple unrelated events not allowed</li> </ul>												
Collections/Charge-offs		<ul style="list-style-type: none"> <li>• Collections/Charge-offs with aggregate &gt; \$5,000 must be paid</li> <li>• Medical charge-offs/collections may remain open (open accounts included in DTI)</li> </ul>												
Credit Scores		<ul style="list-style-type: none"> <li>• 2 scores required</li> <li>• Lowest decision score amongst borrowers used</li> </ul>												
Credit Tradelines		<ul style="list-style-type: none"> <li>• 3 trades reporting for min 12 mos w/activity in last 12, or</li> <li>• 2 trades reporting for min 24 mos w/activity in last 12, or</li> <li>• 1 installment trade for min 36 mos w/activity in last 12</li> </ul>												
DTI		45% Max												
Eligible Borrowers		<ul style="list-style-type: none"> <li>• US Citizens</li> <li>• Permanent Resident Aliens</li> <li>• Non-Permanent Resident Aliens (Refer to guidelines for eligibility requirements)</li> </ul>												
First Time Homebuyer		<ul style="list-style-type: none"> <li>• Primary Residence and Investment Properties allowed (Second Homes ineligible)</li> <li>• Investment - Purchase or Refinance: Full Doc only, 80% max LTV, \$1.5M max loan amount, 300% max payment shock</li> </ul>												
Geographic Restrictions		<ul style="list-style-type: none"> <li>• US Territories ineligible</li> <li>• Texas Cash Out: Owner occupied - 80% max LTV (Texas 50(a)(6))</li> </ul>												
Gift Funds		<ul style="list-style-type: none"> <li>• Allowed w/5% min buyer own funds</li> <li>• 100% allowed w/ 10% LTV reduction from max LTV</li> <li>• Gift of equity not allowed</li> </ul>												
Housing History		<ul style="list-style-type: none"> <li>• 0x30x24</li> <li>• Living rent free not allowed</li> </ul>												
Income - Full Doc		<ul style="list-style-type: none"> <li>Wage Earners: Paystub, 1-2 yrs W-2s</li> <li>Self-Employed: 1-2 yrs personal and business (if applicable) tax returns, P&amp;L</li> <li>• 12 or 24 months personal bank statements plus 2 months business bank statements</li> </ul>												
Income - Personal Bank Statements		<ul style="list-style-type: none"> <li>• Qualifying income determined by total eligible deposits from personal bank statements divided by # of months (12/24)</li> <li>• Business bank statements to evidence activity supporting business operations &amp; transfers to personal account</li> </ul>												
Income - Business Bank Statements		<ul style="list-style-type: none"> <li>• 12 or 24 months business bank statements</li> <li>Qualifying income determined by total eligible deposits divided by # of months (12/24) w/ fixed expense factor applied:               <ul style="list-style-type: none"> <li>• Fixed expense factor 20%-80% (based on business &amp; # of employees)</li> </ul> </li> </ul>												
Income - P&L plus 3 mos Bank Statements		<ul style="list-style-type: none"> <li>• 12 month 3rd party prepared P&amp;L (CPA/licensed tax prof) plus 3 months bank statements</li> <li>• P&amp;L Sales/Revenue must be supported by the bank statements</li> <li>• Total eligible deposits to be no more than 10% below P&amp;L revenue</li> </ul>												
Income - Asset Utilization		<ul style="list-style-type: none"> <li>• Eligible assets minus funds used for down payment, closing costs and reserves divided by 60 months = monthly income</li> <li>Residual Assets Method - Covers new subject property debt, all costs, reserves, and all other reported debt (calculated residual assets amount required)</li> </ul>												
Interested Party Contributions		<ul style="list-style-type: none"> <li>• ≤ 80% LTV = 6% Max</li> <li>• &gt; 80% LTV = 4% Max</li> </ul>												
Max Financed Properties		<ul style="list-style-type: none"> <li>• Primary and Second Home - Max 20 financed properties including subject</li> <li>• Investment - No limit</li> </ul>												
Minimum Loan Amount		\$1 above conforming loan limit												
Non-Occ Co-Borrower		Not allowed												
Payment Shock		Not to exceed 300% of the borrower's current housing payment unless DTI ≤ 45%												
Property Type		SFR, 1-4 Units, PUD, Condo (25 acres max)												
Recently Listed Properties		<ul style="list-style-type: none"> <li>• Rate/Term: Must be delisted at least one day prior to application</li> <li>• Cash-out: Properties listed for sale ≤ 6 mos ineligible</li> </ul>												
Refinance - Debt Consolidation		<ul style="list-style-type: none"> <li>• Follows R/T Refi FICO</li> <li>• 80% Max LTV</li> <li>• OO Only</li> <li>• \$5k max (cash in hand)</li> </ul>												
Refinance - Delayed Financing		<ul style="list-style-type: none"> <li>• Eligible, property must have been purchased for cash within 6 mos of application date</li> <li>• ≤ \$1.5M Loan Amount: Program max LTV/CLTV, &gt; \$1.5M Loan Amount: 70% max LTV/CLTV</li> </ul>												
Reserves		<ul style="list-style-type: none"> <li>• 6 mos minimum, cash out proceeds and gift funds ineligible</li> <li>• 2 mos for each additional financed property (based on subject property PITIA) in addition to standard reserve requirement</li> </ul>												
Residual Income		Must meet or exceed the family size residual income requirement: Family size of 1 = \$1250/mo, family size of 2 = \$1,500/mo, add \$125 for each additional family member												
Seasoning - Cash-Out		≥ 6 months ownership & > 6 months since a prior cash out												
Secondary Financing		Permitted up to max LTV/CLTV												
Temporary Buydowns		<ul style="list-style-type: none"> <li>• 2:1 and 1:0</li> <li>• 30 year fixed, Purchase transactions only</li> <li>• 1 unit Primary Residence and Second Homes only, Investment not permitted</li> </ul>												
Underwriting		<ul style="list-style-type: none"> <li>• Manual underwriting required</li> <li>• Where silent, defer to FNMA Selling Guide for requirements</li> </ul>												
Product Restrictions (Not Permitted)														
Borrowers					Transactions									
<ul style="list-style-type: none"> <li>• Blind Trusts</li> <li>• Foreign Nationals</li> <li>• Irrevocable Trusts</li> <li>• ITIN</li> <li>• Land Trusts</li> </ul>					<ul style="list-style-type: none"> <li>• Less than 18 years old</li> <li>• LLCs, LLPs, Corporations</li> <li>• Life Estates</li> <li>• Non-Occupant Co-Borrowers</li> <li>• Qualified Personal Residence Trusts</li> </ul>					<ul style="list-style-type: none"> <li>• Real Estate Trusts</li> <li>• Trust Estates</li> <li>• With diplomatic immunity</li> <li>• Without a social security number</li> </ul>				
<ul style="list-style-type: none"> <li>• Bridge loans</li> <li>• Builder/Seller bailout</li> <li>• Escrow holdbacks</li> <li>• Foreclosure bailout</li> <li>• Illinois Land Trust</li> <li>• Interest only loan</li> </ul>					<ul style="list-style-type: none"> <li>• Income produced, or in relation to, cannabis, hemp</li> <li>• Model home leaseback</li> <li>• Multiple property payment skimming</li> <li>• Non-QM loan</li> <li>• Property with a PACE loan</li> </ul>					<ul style="list-style-type: none"> <li>• Refinancing of subsidized loan</li> <li>• Reverse 1031 exchange</li> <li>• Section 32 or High Cost Loan</li> <li>• Single closing construction to perm refinance</li> <li>• Straw borrowers</li> </ul>				
Property Types														
<ul style="list-style-type: none"> <li>• Agricultural zoned properties</li> <li>• Assisted living facilities</li> <li>• Bed and Breakfast</li> <li>• Boarding homes</li> <li>• Container homes</li> <li>• Commercial properties</li> </ul>					<ul style="list-style-type: none"> <li>• Condo hotels and condotels</li> <li>• Condominium conversions</li> <li>• Condos with HOAs in litigation</li> <li>• Co-Ops</li> <li>• Domes or geodesic domes</li> <li>• Dwelling w/more than 4 units</li> </ul>					<ul style="list-style-type: none"> <li>• Earth or Berm homes</li> <li>• Factory built housing</li> <li>• Hawaii properties in lava zones 1 or 2</li> <li>• Homes on Native American lands</li> <li>• Houseboats</li> </ul>				
<ul style="list-style-type: none"> <li>• Income producing properties</li> <li>• Land development properties</li> <li>• Leasehold properties</li> <li>• Log homes</li> <li>• Manufactured or mobile homes</li> </ul>					<ul style="list-style-type: none"> <li>• Mixed use</li> <li>• Non-Warrantable Condos</li> <li>• Projects that offer unit rentals daily, weekly or monthly</li> <li>• Properties &gt; 25 acres</li> <li>• Property not accessible by roads</li> <li>• Properties not suitable for year-round occupancy</li> </ul>					<ul style="list-style-type: none"> <li>• Properties with PACE obligations</li> <li>• Properties with deed or resale restrictions (age-related allowed)</li> <li>• Properties with UCC filings</li> <li>• Rural Properties</li> <li>• Unique properties</li> <li>• Vacant land</li> </ul>				