

Eligibility Matrix <sup>2</sup>											Loan Programs		
Occupancy	Property <sup>1</sup>	Loan Amount	Purchase, Rate/Term Refi				Cash-out Refi						
			740+	720+	700+	680+	660+	740+	720+	700+	680+	660+	
Primary Residence	SFR 1 Unit/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	80%	80%	80%	75%	75%	75%	
		\$ 1,500,000	80%	80%	80%	80%	80%	80%	80%	70%	70%	55%	
		\$ 2,000,000	80%	80%	75%	75%	65%	80%	80%	55%	55%	55%	
		\$ 2,500,000	80%	80%									
		\$ 3,000,000	80%										
	2 Unit	\$ 1,000,000	80%	80%	80%	80%	80%	70%	70%	70%	70%	55%	
		\$ 1,500,000	65%	65%	65%	65%	65%	55%	55%	55%	55%	55%	
		\$ 2,000,000	60%	60%	60%	60%	60%						
		\$ 1,000,000	80%	80%	80%	80%	80%	75%	75%	75%			
		\$ 1,500,000	80%	80%	70%	70%		75%	65%	65%			
		\$ 2,000,000	80%	80%	55%			75%					
Second Home	SFR/PUD/Condo	\$ 1,000,000	80%	80%	80%	80%	80%						
		\$ 1,500,000	80%	80%	70%	70%							
		\$ 2,000,000	80%	80%	55%								
		\$ 2,500,000	80%	80%									
		\$ 3,000,000	80%										
Investment	SFR/PUD/ 2-4 Unit/Condo	\$ 1,000,000	70%	70%	70%	70%		65%	65%	65%	65%		
		\$ 1,500,000	65%	65%	65%	65%		60%	60%				
<sup>1</sup> 10% LTV/CLTV reduction for declining market													
<sup>2</sup> Subject properties located in Essex County, NJ and Baltimore City, MD are temporarily ineligible (Subject properties in Baltimore County, MD remain eligible)													
Details													
Appraisal		≤ \$1.5MM: 1 appsl & secondary valuation   > \$1.5MM: 2 appsls Secondary Valuation: CU ≤ 2.5, no secondary valuation required   CU > 2.5 or indeterminate: CCA within -10% or field review, 2nd full appsl											
Cash out Proceeds		≤ \$1.5MM: \$350,000   > \$1.5MM: \$500,000											
Compliance		• Must be QM, Safe Harbor and Rebuttable Presumption permitted • Higher Priced Mortgage Loans (HPML) allowed, must comply with all applicable regulatory requirements • State and Federal High-Cost loans ineligible											
Credit Event (BK,SS,FC,DIL)		• Follow DU, event seasoned < 7 yrs requires 0x30x24 rental history in past 24 and/or no mortgage lates since event • Multiple events not allowed											
Credit Event (Forbearance)		• 6 mos seasoning since end of forbearance • All payments during forbearance and after paid as agreed • Applies to all current and previously owned properties											
Credit Scores		• 2 scores required • Lowest middle is decision score • Rapid rescore not allowed											
Credit Tradelines		Follow DU											
DTI		Determined by DU up to max 49.99%											
Eligible Borrowers		US Citizens   Permanent Resident Aliens   Non-Permanent Resident Aliens   First time Homebuyers   Non-occ co-borrowers Refer to guidelines for eligibility requirements											
First Time Homebuyer		• \$1,500,000 max • Primary and Second home only • If living rent free must meet addtn'l tradeline requirements											
Geographic Restrictions		US Territories and Texas refinance 50(a)(6) are ineligible											
Housing History		Mortgage: 0x30x12, 0x60x24   Rent: 0x30x12											
Income and Employment		• Follow DU, additional documentation may be required • Self Employed: P&L through most recent quarter required • Tax transcripts required • Other income: Follow DU, additional documentation may be required											
Interested Party Contributions		Follow DU											
Max Financed Properties		Follow DU											
Minimum Loan Amount		\$1 above conforming loan limit											
Property Type		SFR, 1-4 Units, PUD, Condo, non-warrantable Condo Non-warrantable Condo: 10% LTV/CLTV reduction, Primary/Second homes only, 30 year fixed rate, only one non-warrantable feature permitted Rural properties: > 10 acres requires 3 comparable sales with similar acreage & highest and best use must be the subject improvements											
Recently Listed Properties		Properties listed for sale ≤ 6 mos ineligible (refs only)											
Refinance - Cash-out		Properties listed for sale ≤ 6 mos of application ineligible											
Refinance - Delayed Financing		Eligible, property must have been purchased for cash within 6 mos of application date											
Refinance - Rate/Term		6 months seasoning required if previous transaction was a cash out											
Reserves		PR: ≤ \$1.0MM: > 6 mos or AUS   > \$1.0MM - ≤ \$2.0MM: > 9 mos or AUS   > \$2.0MM > 12 mos or AUS   2 units - > 12 mos or AUS 2nd: ≤ \$2.0MM: > 9 mos or AUS   > \$2.0MM > 12 mos or AUS Inv: > 12 or AUS *Cash out proceeds & gift funds ineligible*											
Secondary Financing		Permitted up to max LTV/CLTV											
Temporary Buydowns		2:1 and 1:0   30 year fixed, Purchase transactions only   1 unit Primary Residence and Second Homes only, Investment not permitted											
Underwriting		• DU Approve recommendation required, LPA ineligible • Must meet all requirements of DU approval & applicable FNMA underwriting guidelines • Where silent, defer to FNMA Selling Guide for requirements											
ARM Information													
Fixed Rate Period		10 years											
Index		30 day average SOFR											
Lookback Period		45 days											
Floor		Subject to minimum margin and caps											
Margin		2.75%											
Caps		5%: Initial Cap (max increase or decrease) 1%: Subsequent Cap (max periodic increase or decrease) 5%: Lifetime Cap (max increase in interest rate over the life of loan)											
Fully Indexed Rate		Sum of the index & margin rounded to the nearest .125)											
Qualifying Rate		Greater of fully indexed rate or Note rate											
Product Restrictions (Not Permitted)													
Borrowers													
• Blind Trusts				• LLCs, LLPs, Corporations				• Trust Estates					
• Foreign Nationals				• Life estates				• With diplomatic immunity					
• Irrevocable Trusts				• Qualified Personal Residence Trusts				• Without a social security number					
• ITIN				• Real Estate Trusts									
• Land Trusts													
• Less than 18 years old													
Transactions													
• Bridge loans				• Model home leaseback				• Reverse 1031 exchange					
• Builder/Seller bailout				• Multiple property payment skimming				• Section 32 or High Cost Loan					
• Escrow holdbacks				• Non-QM loan				• Single closing construction to perm					
• Foreclosure bailout				• Property with a PACE loan				• refinance					
• Illinois Land Trust				• Refinancing of subsidized loan				• Straw borrowers					
• Income produced, or in relation to, cannabis, hemp													
• Interest only loan													
Property Types													
• Agricultural zoned properties				• Hawaii properties in lava zones 1 or 2				• Property not accessible by roads					
• Assisted living facilities				• Homes on Native American lands				• Properties not suitable for year-round occupancy					
• Bed and Breakfast				• Houseboats				• Properties with PACE obligations					
• Boarding homes				• Income producing properties				• Properties with deed or resale restrictions (age-related allowed)					
• Container homes				• Leasehold properties				• Properties with UCC filings					
• Commercial				• Log homes				• PUDtels					
• Condo hotels and condotels				• Manufactured or mobile homes				• Unique properties					
• Condominium conversions				• Mixed use				• Vacant land or land development properties					
• Condos with HOAs in litigation				• Projects that offer unit rentals daily, weekly or monthly									
• Co-Ops				• Properties > 25 acres									
• Domes or geodesic domes													
• Dwelling w/more than 4 units													
• Earth or Berm homes													
• Factory built housing													