

			Owner Occupied
Loan Amount	Max DTI	FICO	CLTV
\$125,000 - \$1,000,000	45/50%	740	80%
		720	75%
		700	70%
		680	65%
\$1,000,001 - \$1,500,000	45/50%	740	75%
		720	75%
		700	70%
		680	65%

Guidelines	
Appraisal Requirements	<ul style="list-style-type: none">• FNMA Form 1004, 1073 with interior/exterior inspection.• Fannie SSR < 2.5• CDA required if CU score is ≥ 2.5
Assets	<ul style="list-style-type: none">• As per guidelines
Credit Event Seasoning	<ul style="list-style-type: none">• 48 months - Foreclosure, short-sale, deed in lieu, bankruptcy. No multiple events in last 7 years.• Max LTV 75% when a credit event is present regardless of seasoning
Credit Score	<ul style="list-style-type: none">• Lowest of 2 scores, middle of 3 scores. Qualifying score is lowest of all borrowers.• Non-traditional credit ineligible.
Declining Markets - > 65% LTV	<ul style="list-style-type: none">• In balance<ul style="list-style-type: none">◦ -5% if under 3 months marketing time◦ -10% if ≥ 3 months marketing time• Shortage<ul style="list-style-type: none">◦ -5% if ≤ 6 months marketing time• Oversupply<ul style="list-style-type: none">◦ -10% if > 6 months marketing time
Derogatory Credit	<ul style="list-style-type: none">• Judgements, Garnishments and Liens:<ul style="list-style-type: none">◦ The borrower is required to pay-off all open judgements, garnishments, and liens (including mechanics liens or material men's liens) prior to the loan closing.• Collection Accounts and Charge-offs do not have to be paid in full if the following applies:<ul style="list-style-type: none">◦ Collections and charge-offs < 24 months old with a maximum cumulative balance of \$2,000◦ Collections and charge-offs ≥ 24 months old with a maximum of \$2,500 per occurrence◦ Collections and charge-offs that have passed beyond the statute of limitation for that state (supporting documentation required) 19◦ All medical collections◦ Exception: IRS repayment plans with 3 months history of payments may remain unpaid.• All Past Due Accounts must be brought current regardless of the type of account
DTI	<ul style="list-style-type: none">• 50% Max LTV 75%• 45% no LTV restriction
Eligible Borrowers	<ul style="list-style-type: none">• Permanent and Non-permanent Resident Aliens, DACA
Geographic Restrictions	<ul style="list-style-type: none">• Allowed wherever HEM is licensed
Housing Lates	<ul style="list-style-type: none">• 1x30x12 on all mortgages for all borrowers.• Minimum 12-month housing history required
No Housing History	<ul style="list-style-type: none">• Minimum 6 months reserves after closing.• 10% minimum borrower contribution.• VOR/VOM must be obtained for all month's available reflecting paid as agreed.

	<ul style="list-style-type: none"> Properties owned free and clear are considered 0x30 for grading purposes. Borrowers who own their primary residence free and clear for a minimum of 12 months are acceptable. Borrowers living rent free with a spouse are acceptable with rent-free letter and evidence of spouse's mortgage.
Ineligible Borrowers	<ul style="list-style-type: none"> Vesting is not permitted to be in the name of an LLC, Corporation or Partnership
Occupancy	<ul style="list-style-type: none"> Primary residence only
Property Type	<ul style="list-style-type: none"> SFR PUD Condo-Warrantable Condo-Non-warrantable max 75% LTV Modular 2-4 Units
Purpose	<ul style="list-style-type: none"> Purchase R/T Refinance
Qualifying Payment	<ul style="list-style-type: none"> Qualifying ratios based on Full Note Rate
Recently Listed Properties	<ul style="list-style-type: none"> Property must be removed from listing for at least six months prior to application.
Reserves	<ul style="list-style-type: none"> Loan Amount < \$1M – 3 months Loan Amount ≥ \$1M – 6 months
Residual Income	<ul style="list-style-type: none"> \$1,500
Seasoning	<ul style="list-style-type: none"> Non-first loans being paid off must be seasoned for > 12 months
Terms Available	<ul style="list-style-type: none"> Full Am: 30 year ARM: 5/6 & 7/6
Title Report	<ul style="list-style-type: none"> Standard or Short ALTA - Lenders Policy is acceptable
Tradelines Requirement	<ul style="list-style-type: none"> All borrowers should have an established credit history that is partially based on tradeline history. Only the Primary Wage Earner is required to meet the minimum tradeline requirements and will have open and active tradelines that meet the following requirements: <ul style="list-style-type: none"> 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months.
Vesting	<ul style="list-style-type: none"> Vesting as an individual or Living Trusts only
Documentation Options	
Full Doc – 1 & 2 years	<ul style="list-style-type: none"> Standard Fannie Mae Documentation Alternative Loan Review Form (Exhibit F) or DU Approve/Ineligible finding is required.
Alt Doc – Bank Statement/1099	<ul style="list-style-type: none"> Bank Statement <ul style="list-style-type: none"> 12 or 24 months Personal or business Less than 2 years S/E allowed 1099 <ul style="list-style-type: none"> 2-year 1009 only 1 year OK if converted from w-2 and in the same line of work VOE with YTD required 2 mos. BK statements for proof of receipt