

Geographic Restrictions	<ul style="list-style-type: none"> Not available in <ul style="list-style-type: none"> Illinois Massachusetts New Jersey New York Pennsylvania Tennessee Texas Vermont
Housing Lates	<ul style="list-style-type: none"> 0x30x12 on all mortgages for all borrowers. Minimum 12-month housing history required
Ineligible Borrowers	<ul style="list-style-type: none"> Non-occupant co-borrowers Vesting is not permitted to be in the name of an LLC, Corporation or Partnership
Ineligible Senior Liens	<p>A copy of the most current 1st mortgage statement is required to determine eligibility. Statement date to be within 60 days of Note date. Additional 1st mortgage documentation may be required to provide sufficient data for underwriting.</p> <ul style="list-style-type: none"> Private party mortgages Loans in active forbearance or deferment <ul style="list-style-type: none"> Deferred balance due to a documented hardship may remain open. Without documented hardship, deferred amounts must be paid through closing. Negative amortization Reverse mortgages Balloon loans that the balloon payment comes due during the amortization period of the 2nd lien
Senior Lien Payment Calc	<ul style="list-style-type: none"> 1st lien ARMS with < 3 years fixed period remaining qualified on fully indexed payment
Property Type	<ul style="list-style-type: none"> SFR PUD Condo-Warrantable Modular 2-4 Units max 75% LTV for O/O, 70% for non-O/O Rural – Full doc only, Primary residence, 5 acres maximum, reduce CLTV by 10%
Qualifying Payment	<ul style="list-style-type: none"> Qualifying ratios based on Full Note Rate
Recently Listed Properties	<ul style="list-style-type: none"> Properties listed for sale in the last 6 months are not eligible
Seasoning	<ul style="list-style-type: none"> > 6 months seasoning no restrictions. Less than 6 months seasoning ineligible
Terms Available	<ul style="list-style-type: none"> Full Am: 10 yr, 15 yr, 20 yr & 30 year
Title Report	<ul style="list-style-type: none"> Short ALTA - Lenders Policy
Tradeline Requirement	<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. On Primary residence only, borrowers who do not have the minimum tradelines are acceptable with a current mortgage history on their credit report reporting 0x30x12 (no private party mortgages).
Vesting	<ul style="list-style-type: none"> Vesting as an individual, Living Trusts and Business Entities allowed
Documentation Options	
Full Doc – 2 years	<ul style="list-style-type: none"> Standard Fannie Mae Documentation
Full Doc – 1 year	<ul style="list-style-type: none"> NonQM <ul style="list-style-type: none"> Alternative Loan Review Form or DU Approve/Ineligible finding. Wage Earner - 1 year most recent W-2 plus 30 days paystubs Self-Employed - 1 year most recent tax returns plus either: <ul style="list-style-type: none"> Borrower prepared YTD P&L 3 months bank statements verifying cash flow (No P&L)
Bank Statements	<ul style="list-style-type: none"> Personal & Business-Combined or Business (12mo or 24mo): <ul style="list-style-type: none"> At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership) Asset Depletion allowed with Bank Statement documentation Standard expense factors apply: 50% expense factor <ul style="list-style-type: none"> If business operates < standard expense factor, P&L or expense letter from CPA, CTEC (California Tax Education Council), or EA (Enrolled

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| | <ul style="list-style-type: none">▪ Agent) required▪ Minimum expense factor with 3rd party prepared P&L or letter is 20%• Personal & Business Separated (12mo or 24mo):<ul style="list-style-type: none">○ At least one of the borrowers must be self-employed for at least 2 years (25% or greater ownership)○ Asset Depletion allowed with Bank statement documentation○ Personal used to qualify, 2 months business to show business cash flows in order to utilize 100% of business-related deposits in personal account (no expense factor) |
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