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Non Multi-Family (1 Unit)[2,4,5]					
Property Type: SFR/Condo/PUD	**Minimum Credit Score**	**Maximum Loan Amount**	**Maximum CLTV**	**Lien Position**	**DTI**
Primary Residence[5]	780	$750,000[1]	85%	1-2	50%
	760	$750,000[1]	80%	1-2	50%
		$150,000	70%	3	50%
	740	$400,000	85%	1	50%
			75%	2	50%
		$375,000	80%	2	50%
		$350,000	85%	2	50%
		$250,000	90%	1-2	45%
	720	$300,000	80%	2	50%
	720	$150,000	90%	1-2	45%
	700	$250,000	80%	2	50%
	680	$400,000	80%	1	50%
		$200,000	80%	2	50%
		$150,000	85%	1-2	50%
		$100,000	70%	3	50%
	660	$125,000	80%	1-2	50%
	640	$125,000	75%	1-2	50%
Primary Residence - Near Prime HELOC	600 - 639	$125,000	70%	2	45%
Second Home / Investment	760	$350,000	70%	2	50%
	720	$275,000	70%	2	50%
	680	$400,000	80%[3]	1	50%
		$200,000	70%	2	50%

Multi-Family (2-4 Units)[2,4]					
Property Type: 2-4 Units	**Minimum Credit Score**	**Maximum Loan Amount**	**Maximum CLTV**	**Lien Position**	**DTI**
Primary Residence	740	$400,000	75%	2	45%
		$375,000	80%	2	45%
	720	$300,000	80%	2	45%
	700	$250,000	80%	2	45%
	680	$400,000	80%	1	45%
		$200,000	80%	2	45%
Second Home / Investment	760	$350,000	70%	2	45%
	720	$275,000	70%	2	45%
	680	$400,000	80%[3]	1	45%
		$200,000	70%	2	45%

Program Restrictions:

[1]Loan Amount > $400,000:

- Minimum FICO 760
  - Full Appraisal
  - Home Listed for sale - Ineligible
- Minimum FICO 780
  - SFR with max 5 acres
  - Minimum FICO 760 restrictions apply

[2]Maximum CLTV subject to:

Subject to AVM / FSD:

- FSD ≤ 13: CLTV per matrix
- FSD 14 – 20: Max 80% CLTV
- FSD 21 – 25: Max 70% CLTV
- FSD > 25 – Ineligible

State Restriction:

- Texas: Max 80% CLTV
- New Mexico:
  - New Lien Position: 1
  - Occupancy: Primary Residence
  - Max 79.99% CLTV
- Florida Condo: Max 70% CLTV

[3]Loan Amount Restriction:
• CLTV > 70% requires minimum loan amount $110,000.
[4]Lien Restrictions – Maximum lien position limited to 2nd lien for:
• Primary Residence – Near Prime HELOC (600-639 FICO) • Texas • Loan Amounts > $400,000 • Multi-Family (2-4 Units)
[5]Listed for Sale Restriction
When subject property is listed for sale: • Max 80% CLTV See Listed Property in Program Requirements for full eligibility requirements.

Program Requirements	
Appraisal	• Appraisal required for loan amounts > $400,000 • AVM used for all other transactions
Assets	• Verified via bank and asset account data or supporting documentation
Borrower Eligibility	• Individual borrowers • Business Entity Applicants with an individual as a personal guarantor: business purpose HELOCs only
Cash-Out	• Allowed for consumer purpose

Credit	FICO v9 Credit Score (Experian). Primary applicant only
	Credit Event: Bankruptcy, foreclosure, short sale, and deed-in-lieu subject to seasoning: Minimum 60 months
	• No severe delinquencies (60+ days) on any trade within the last 12 months
	• Maximum 1 non-medical collection > $500
	• Inquiries:
	  ○ Bankcard/revolving last 3 months: max 2
	  ○ Retail inquiries last 3 months: max 2
	  ○ Personal finance: max 2
	Housing History – Mortgage:
	• FICO ≥640: 0x30 in last 6 months
	• FICO 600–639 → 0x30 in last 24 months

DTI	• Prime – 1 Unit: Max 50% DTI • Near Prime and Multi-Family (2-4 Units): Max 45% DTI • Payment to Income (PTI): Max 30%

Geographic Restrictions	• Texas: Max 2 liens; homestead restrictions apply; no open/prior home equity loan within 12 months.
	  ○ See Program Restrictions for max CLTV.
	  ○ Ineligible: Second Home & Investment
	• New Mexico: See Program Restrictions for max CLTV
	• Florida: See Program Restrictions for condo max CLTV
	• Variable Rate not available in CO, DC, IL, MA, MS, OK, SC, TX, VA, VT, WI, WV, WY.
	Ineligible: Hawaii, New York

Income	Automated underwriting platform evaluates all available income sources and uses the highest eligible verified income method for qualification. Income may be verified through multiple sources, including: • Bank cash flow / Plaid • Payroll / Paystub • Tax Returns • Asset Depletion
Lien Position	• Up to 3rd Lien – See Program / Lien Restrictions footnote 4 above.
Listed Property	• Primary Residence only • ≤ $400,000 • See Program Restrictions for max CLTV. • Ineligible in Texas • Ineligible for Near Prime
Loan Amount	• Minimum: $25,000; Texas – Minimum $35,000 • Maximum: $750,000
Loan Purpose	• Consumer Purpose only
Loan Terms/Draws	• Terms: 10, 15, 20, 30 Years • Draw Periods: 3 – 5 Years • 100% initial draw upfront; minimum redraw $500 ($4,000 Texas)
Occupancy	• Primary Residence • Second Home / Investment
Prepayment Penalty	• None

	Eligible	Ineligible
Property Types	• SFR • Condo • PUD • Duplex • 3-4 Units ○ BPO/Residential Evaluation required	• Manufactured housing • Co-Ops • Commercial-zoned properties • Mixed-Use; Multi-Family (5+ Units) • > 20 acres (>10 acres -TX) • Properties purchased in last 90 days • Leasehold / Ground Lease properties • Life estates
Title	• Title and lien position verified through third-party data sources • Full property report required for loan amounts > $400,000	